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Housing Element

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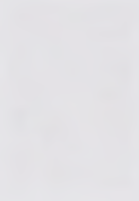
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Housing Element Contents

Housing Element Overview

1.1 Introduction	1
1.2 State Law Requirements for Housing Elements	4
1.3 Why Housing Is Important: Key Findings	5
1.4 Process for Updating the Napa Housing Element	6
1.5 Consistency with Other General Plan Elements	9

Our Vision, Goals and Quantified Objectives

2.1 Our Vision for Napa	11
2.2 Our Housing Goals	12
2.3 Quantified Housing Objectives	13

Housing Policies for Achieving the Vision

3.1 Policy Approach	15
Goal 1: A Vital and Diverse Community	16
Goal 2: A Variety of Housing Types and Choices	19
Goal 3: Great Neighborhoods	22
Goal 4: Housing for Our Special Needs	27
Goal 5: A Strong Sense of Community and Responsibility	29

Napa's Action Plan for Housing

4.1 Action Plan Overview	31
Goal 1: A Vital and Diverse Community	32
Goal 2: A Variety of Housing Types and Choices	34
Goal 3: Great Neighborhoods	39
Goal 4: Housing for Our Special Needs	46
Goal 5: A Strong Sense of Community and Responsibility	50

Housing Background--Housing in Napa Today

5.1 Population, Housing and Jobs Trends	59
5.2 Household and Housing Characteristics and Needs	62
5.3 Termination of Federal Subsidies	71

Housing Background--Planning for Our Future

6.1 ABAG Housing Needs Determinations	73
6.2 Where Can We Put New Housing?	74
6.3 Discussion of Key Issues	85
6.4 Potential Non-Governmental Constraints to Housing	101
6.5 Potential Governmental Constraints to Housing	104

Appendices

Appendix A	Proposed Multi-Family Residential Zoning District
Appendix B	Related General Plan Amendments
Appendix C	Larger Multi Family and Mixed Use Sites Inventory
Appendix D	Evaluation of Current Housing Element Programs
Appendix E	Apartment Vacancy Rate Survey
Appendix F	Projects with Affordable Housing Agreements
Appendix G	Draft Pacing Strategy
Appendix H	Napa's Action Plan for Housing Summary (Table)
Appendix I	Best Practices--Design and Density
Appendix J	Index

Working with the Housing Element

**Housing Element
Overview**

Housing Element Overview

1.1 Introduction

This Housing Element is an update of the City of Napa's previous Housing Element, which was adopted by the City Council in June, 1991, and then amended in November, 1992 based on comments from the California Department of Housing and Community Development (HCD). Since then, the City has made a concerted effort to follow through on the policies and programs in the adopted Housing Element, and to further expand and more efficiently respond to its housing needs in coordination with other City goals.



Randolph Street

A Bay Area Perspective on Housing Needs

The "housing crisis" in the Bay Area has been an evolving phenomenon over the past 20 years as high demand (and need) has continually exceeded supply (and affordability). Housing affordability in the Bay Area is now at an all-time low. Recent estimates indicate that only 18 percent of Bay Area households can afford a median priced home here, with affordability dropping as low as 14 percent in Contra Costa and San Mateo Counties and 11 percent in San Francisco, according to the California Association of Realtors, February, 2001.

While the severity of the current crisis may ease somewhat over time, all projections indicate that it is likely to remain a major regional issue for many years, with long-term economic repercussions and significant impacts on our quality of life. Nevertheless, from a regional perspective, both private businesses and government agencies are finding it increasingly difficult to fill vacant jobs; roadways are clogged with workers traveling increasingly long distances to get to work; and many young families, long-time residents, and other members of our communities are relocating because they can no longer afford to live here.

The Bay Area's economy has grown significantly since the mid-1990s, becoming one of the most dynamic and innovative regional economies in the world. This economic growth has provided opportunities for many Bay Area residents and resulted in a variety of other benefits for the region.

But even as regional economic growth has soared, housing growth has not. While many new jobs were created in the region since 1990, not as many new housing units were built. With demand continually outpacing supply, the competition for housing has sent rents and prices skyward.

Sustainable Communities

There is a substantial and growing movement in the Bay Area to find ways to 'grow smart'—to encourage development patterns that are more compact, transit-oriented, well-designed, and highly livable. A central focus of this movement—the very foundation for achieving a more sustainable and livable Bay Area—is rethinking the way in which we plan, design, rehabilitate, preserve and manage housing.

The Bay Area Alliance for Sustainable Development is a coalition of business groups, government agencies, environmentalists, developers, and neighborhood interests working together to develop and promote a shared vision for how the region can grow in a more sustainable manner. The Alliance has developed a 'Compact for a Sustainable Bay Area' to define a region-wide consensus for sustainability. The 'ten commitments' (see sidebar) are taken from a draft

Bay Area Alliance for Sustainable Development Ten Commitments for a Sustainable Bay Area

- 1 Enable a diversified, sustainable and competitive economy to prosper and provide jobs in order to achieve a high quality of life for all Bay Area residents.
 - 2 Accommodate sufficient housing affordable to all income levels within the Bay Area to match population increases and job generation.
 - 3 Target transportation investments to achieve a world-class, comprehensive, integrated and balanced multi-modal system that supports efficient land use and decreases dependency on single-occupancy vehicle trips.
 - 4 Preserve and restore the region's natural assets, including San Francisco Bay, farmland, open space, other habitats and the region's air and water quality.
 - 5 Use resources efficiently, eliminate pollution and significantly reduce waste.
 - 6 Focus investment to preserve and revitalize neighborhoods.
 - 7 Provide all residents with the opportunity for quality education and lifelong learning to help them meet their highest aspirations.
 - 8 Promote healthy and safe communities.
 - 9 Implement local government fiscal reforms and revenue sharing.
 - 10 Stimulate civic engagement.
-

Common Housing Terms

Senior Housing: Defined by California Housing Element law as projects developed for, and put to use as, housing for senior citizens. Senior citizens are defined as persons at least 62 years of age.

Persons per Household: Average number of persons in each household.

Accessible Housing: Units accessible and adaptable to the needs of the physically disabled.

Housing Affordability: The generally accepted measure for determining whether a person can afford housing means spending no more than 25%–33% of one's gross household income on housing costs, including utilities, principle, and interest. For example, a school teacher earning \$34,300 per year can afford \$857 per month for housing. A police officer earning \$57,600 can afford up to \$1,440.

Median Household Income: The middle point at which half of the City's households earn more and half earn less. Currently, median income for a family of 4 is \$55,700.

Multi Family Housing: A housing type (or residential area) including attached dwelling units available to multiple households.

Income Limits: Income limits are updated annually by the U.S. Department of Housing and Urban Development (HUD) for Napa County. For many State and local programs, State Department of Housing and Community Development (HCD) income eligibility limits are used. HCD income limits regulations are similar to those used by HUD. Income limits as defined by California Housing Element law are (note—these are year 2000 Napa income limits):

- **Very Low Income Households:** Households earning less than 50% of the median household income—family of four earning less than \$27,850/year
- **Low Income Households:** Households earning 50-80% of the median household income—family of four earning between \$27,850 and \$44,550/year.
- **Lower Income Households:** Defined by California Housing Element law as households earning less than 80% of the median income.
- **Moderate Income Households:** Households earning 80-120% of the median income—family of four earning between \$44,550 and \$66,850/year.
- **Above Moderate Income Households:** Households earning over 120% of the median household income—family of four earning above \$66,850/year.

Mixed Use: Defined as a site or area that provides different types of land uses, i.e., residential, commercial and/or industrial. The General Plan has several land use categories, such as Downtown Commercial, Local Commercial and Business Professional where the primary use is commercial or office, but secondary residential use is also permitted. In addition, the General Plan contains a Mixed Use land use category which allows a wide variety of uses, and the predominant, desired uses on most sites are yet to be determined.

version of the compact, now under review and discussion by elected officials, business leaders and residents throughout the region.

The Role of the Housing Element

In 2001, every county, city and town in the Bay Area will undertake a process to update its Housing Element. This represents a rare opportunity to consider and address the Bay Area's housing crisis in a meaningful fashion, laying the foundation for a more sustainable and livable future.

The Housing Element process is a strategic opportunity to develop real solutions to local housing needs. It is an opportunity to engage local residents, housing advocates, developers, elected officials, and other stakeholders in a constructive dialog to define and evaluate potential strategies and solutions. With foresight, the City of Napa is evaluating its housing needs in concert with strategies for growth management.

1.2 State Law Requirements for Housing Elements

The state has enacted legislation that sets forth the requirement that the general plans of all cities and counties contain, among other things, a housing element. The rules regarding housing elements are stated in California Government Code Sections 65580-65589. The statewide goal is given as "decent housing and a suitable living environment for every California family."

The substantive requirements for a housing element are set forth in Article 10.6 and §65583 of the California Government Code.

"The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobilehomes, and shall make adequate provision for the existing and projected needs of all economic segments of the community."

The law establishes that all cities and counties have responsibilities to contribute to the attainment of that state goal. Each jurisdiction's housing element is required to demonstrate how the goal will be furthered locally. Housing elements are required to contain analyses of local housing needs and resources (including funds and sites), and elements must make adequate provision for the existing and projected needs of all economic segments of the community.

1.3 Why Housing Is Important: Key Findings

- ☐ Market rate housing is generally not affordable to low and very low income households. New construction for very low and low income households usually must rely on multi-family projects with some public subsidy. Approximately 37% of the current households in Napa would be considered low and/or very low income (earning less than 80% of median income).
- ☐ The City's housing stock is predominantly single family. *70% of the city's current housing stock is single family (detached or attached). Multi-family housing (including duplexes and apartments) comprise about 25% of the housing stock. The remainder are mobilehomes (5%).*
- ☐ Available land supply is limited but adequate to meet the need for very low, low and moderate income housing. The available vacant land supply is limited for all land uses, especially multi family and non-residential uses. As the city continues to grow, the city will be relying increasingly on underutilized land to meet needs. In the short term (to 2006) the city has adequate sites to meet needs for new very low, low and moderate income construction. However, the supply of land is only one factor in constructing these units. The city's zoning ordinance needs revision to better encourage multi- family development in appropriate locations identified by the General Plan.
- ☐ Very low vacancy rate for market rate rental housing. The city's housing supply is very tight, especially for rentals. Market rate rental construction typically provides units affordable to moderate income households, however, market rate rentals have not been built in the last several years. A recent vacancy survey found that less than 1% of the units in apartment complexes throughout the city are vacant (16 out of 1,808 units).
- ☐ Housing costs are relatively high compared to salaries for many local jobs. Napa base and emerging industries generally fall into 3 industry clusters--food and beverage, hospitality and tourism, and technology. City policy objectives are to build on and expand existing businesses, attract a diversity of retail uses that complement and broaden the existing retail mix, continue to promote the city as a visitor destination, and attract and expand industrial, high tech and region serving office development. Housing in the city and county is relatively expensive compared to some of the salaries these

jobs pay. Provision of affordable housing for the local workforce is a goal of the City's Economic Strategy.

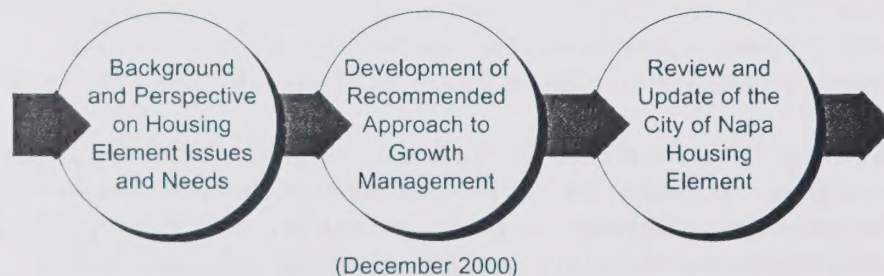
- ☐ New single family homes are only affordable to above moderate income households.

1.4 Process for Updating the Napa Housing Element

In May, 2000, the Mayor and City Council directed that a Steering Committee be formed to assist in development of the Housing Element. Committee members were to represent a variety of interests including affordable housing groups/advocates, business and builders, and neighborhood and environmental interests. Recruitment for the *Housing Element Steering Committee* included mailings to housing, business, builders and environmental organizations and other interested parties, two newspaper display ads, news articles and editorials, and resulted in 27 well-qualified applicants for the Committee. The Council then appointed a 15 member committee from this pool in August representing all interests. Committee members also included a mix of residents from locations throughout the city and owners and renters.

As shown below, the Committee first looked at growth management options, but within the context of the inter-connectedness between growth management issues and the goals of the housing element. This approach established a logical sequence of steps for the eventual integration of both growth management and housing goals—per the City Council charge. The City Council charge to the Steering Committee is included on the following page.

Sequence of Steps for Updating the Napa Housing Element



In an effort to involve all economic segments of the community, Napa's Housing Element, from its inception, has been developed through an open, inclusive process. From September through December, the Committee met 9 times to learn about

City Council Charge to the Steering Committee

Overall Charge: Through a well-managed, open process, to be completed within one year, produce a Housing Element which meets State requirements for certification, and which seeks to achieve and improve community support for implementation of needed housing programs. As a first task, to be completed by December, 2000, develop a recommended growth management strategy framework that will meet State law requirements and fit with the city's recently adopted General Plan. Specific aspects of this charge are to:

- ☐ **Be Informed, Collaborative and Solution Oriented.** Attend all meetings and serve as representatives of the broader community in balancing various interests in the community in meeting the community's housing, economic development, growth management and other General Plan goals.
- ☐ **Develop a Growth Management Strategy.** Recommend a proposal for growth management to the City Council by December, 2000.
- ☐ **Engage the Community in the Discussion of Issues and Opportunities.** Actively engage the community in a constructive dialogue of housing concerns and possible strategies, and assist in educating the community.
- ☐ **Identify Housing Needs.** Analyze existing and projected housing needs, and consider the needs of special groups, such as the disabled.
- ☐ **Consider Draft Policies and Programs for Housing.** Develop policies and programs to preserve, improve and develop housing, including the identification of adequate sites for provision of "affordable" housing.
- ☐ **Prepare a Recommended Housing Element for Community and City Council Review.** Prepare a recommended Housing Element that complies with State Law requirements.

housing and growth management, and at the Council's request, to first draft a growth management pacing strategy. All regular Committee meetings have been open to the public and are typically attended by 5-10 members of the public. In addition, the Committee has held two community workshops, conducted personal outreach, developed a mailing list of more than 100 interested persons and agencies to whom notices of Committee-related housing meetings, meeting summaries, agendas and notices have been sent; and provided copies of the draft Housing Element at no cost to the public.

Members of the Steering Committee and Primary Interest Area

- ❑ **Affordable Housing Groups/Advocates:** Grania Lindberg, Terry Longoria (co-chair), Linda Powers, Danda Winford, Rob Weiss
 - ❑ **Business and Builders:** Brian Kelly (co-chair), Skip Keyser, Jeff Schectman, Chuck Shinnamon, Steve Silva (resigned September, 2000), Craig Templeton (appointed October, 2000)
 - ❑ **Neighborhood and Environmental Interests:** Brooke Bledsoe, David Briggs, Bill Chadwick (resigned due to Planning Commission appointment December, 2000), Dean Kackley, John Speck, Thomas Huntley (appointed January, 2001)
-

To provide a context and help guide their efforts, the Committee spent time informing themselves about housing and growth management issues in Napa and the region, and read numerous articles about housing needs and growth management.

While Committee members themselves were representatives of many interest groups including the Napa Valley Coalition of Non-Profit Agencies (in particular Napa Valley Community Housing, Family Service Agency, Catholic Charities and Napa County Health and Human Services); the North Bay Association of Realtors, the Chamber of Commerce, KVON radio, Get a Grip on Growth, the Sierra Club and neighborhood residents, Committee members also were concerned that there be broader representation in their process, and developed a list of more than 35 "partner groups" (hispanic, young adults, seniors, renters, homeless and disabled, faster growing neighborhoods, the agricultural community, non profits, environmental groups, realtors and builders and business, schools, health care providers, and child care providers). During October and November, members individually spoke to and solicited comments from these partner groups, describing what the Committee was doing and asking those in the partner groups what they like about Napa, and what issues and opportunities they saw related to growth and housing. Several hundred bilingual surveys were distributed. They received verbal and written responses from about 100 persons as a result of this additional outreach, with housing costs and availability being the primary concerns of those responding. Those attending these varied small group sessions or filling out a survey form were encouraged to sign up on the Housing Element mailing list for meeting notices, agendas and meeting summaries. At least 20 lower income residents were added to the mailing list as a result. The Committee also learned about Napa's economic environment. Out of these discussions, they developed a Vision of where we want to be in 20 years to

provide a context for evaluating the strengths and weaknesses of subsequent growth management approaches and housing options.

In December, the Committee produced a draft growth management pacing strategy and forwarded it to the Council. The Strategy focuses on the pacing of above moderate income single family homes, and recommends that very low, low and moderate income housing should be exempt from pacing. The Council discussed the Strategy in January, and requested that a technical subcommittee develop a pacing ordinance based on the Committee's efforts, to be ready by the time the Housing Element is ready, so that the two are well-integrated.

From January to May, the Committee met 10 times focusing on Housing Element development. In January they reviewed existing Housing Element policies and programs that need to be changed or kept. In February, they began to discuss housing "best practices" being tried and used throughout the Bay Area and elsewhere. In March, they hosted a well-attended "Best Practices" Forum, where four housing experts from The Greenbelt Alliance, HUD, State HCD, and the Non-Profit Housing Association of Northern California spoke about items the Committee wanted more information on—from design and density, to mixed use, funding and the regional context Napa works within. This meeting was advertised to those on the Committee's mailing list, to all Napa County jurisdictions and groups involved in housing, through the newspaper and through wide distribution of flyers throughout the community. These best practice ideas were discussed at later Committee meetings for potential inclusion into the Housing Element.

In April, the Committee conducted similar mailings and expanded notice in English and Spanish for a Community Workshop that focused on some of the Committee's key issues: The Vision; ways to use the City's limited land resources more efficiently; how to design housing that "fits in"; ways to meet special housing needs; where we should put new housing; and funding. In late April, the City Council and Planning Commission held a joint workshop to continue the discussion of these key housing issues. The Draft Housing Element evolved out of these outreach efforts and discussions.

Since publication of the initial draft Element, more than 200 copies have been distributed at no charge at several public meetings on the Housing Element and to any person requesting them. In addition, copies have been made available at the Napa City-County Library and have been mailed to interested agencies including

organizations representing agricultural interests and those assisting lower income residents, such as the Napa County Council for Economic Opportunity.

1.5 Consistency with Other General Plan Elements

The goals and policies of all general plan elements must be internally consistent. Internal consistency of Napa's General Plan has occurred by assuring that the goals, policies and actions of all elements are mutually supportive. The Housing Element addresses all State requirements, including relevant legislation enacted subsequent to adoption of the previous element. It contains information on housing constraints and actions to deal with constraints. In coordination with the recent update of the entire City of Napa General Plan, this update of Napa's housing element reflects common base population, housing, land use, environmental and employment data.

The Housing Element includes information on the number of units required to meet Napa's housing need and its share of the regional need. Sites with development potential in accordance with the City's housing needs are evaluated. The entire General Plan, including this revised Housing Element, reaffirms the City goals by: (1) Acting as a guide for municipal decisions which effect the quality and quantity of housing; and (2) maintaining Napa's present quality of life by balancing the availability of housing with other environmental considerations.

While the updated Housing Element is consistent with the goals, policies and land use designations contained in the adopted General Plan, it also includes several recommended modifications to the current General Plan in response to issues brought up during the update process. These items are described in the appendix to the Housing Element. Topics include:

- (1) "Feathering Policy."
- (2) "Net versus Gross" Densities.
- (3) Mid General Plan Densities for Multi Family.
- (4) Community Commercial change to allow residential mixed use.
- (5) Mixed Use intensity calculation.
- (6) Mixed Use Description.
- (7) Multi Family Description.
- (8) "Clean up" Multi Family Amendment for a few properties.
- (9) Second Unit definition clarification.

**Our Vision, Goals and
Quantified Objectives**

Our Vision, Goals and Quantified Objectives

2.1 Our Vision for Napa

Visioning is a way of looking at the future. It is important that our housing element focus on today's "issues" and "concerns," but also look forward to a point in time and to identify a desired end state. This is intended as a constructive, positive look at our community — defining what we want instead of just reacting to today's problems. Below is our *VISION* for housing in Napa in the year 2020.

Our Vision for Housing in Napa in the Year 2020

In the year 2020, we are a balanced, vital and evolving community with a diverse population. We have preserved the things that we have so long appreciated—our small town feel and heritage, our sense of community, green space, attractive neighborhoods, our vital and diverse businesses, and adequate services.

People live, work and play here —they don't have to drive outside the community.

We have lots of housing types and choices. We have built mixed use projects in our Downtown and we have housing over stores. There is a housing mix throughout the City of Napa and diversity (apartments, SRO's, condos, smaller units, granny units and not as many single family). We have some taller buildings and it's denser Downtown because we know this helps preserve open space.

Our Housing and neighborhoods show pride in their design and maintenance. There is good creativity in design and types. We support our neighborhoods—and our neighborhoods work well.

We have support systems and housing in place to help the disadvantaged (homeless, elderly, handicapped).

We are a socially integrated and an economically diverse community. Our kids can still live here (they want to be here and are able to be here), and we are a community of culturally diverse people that is comfortable and secure enough to reach out and mix with each other. There is integration of higher, lower income, ethnicity, culture mixed together.

There is both "green" and "glow". Our City is set within open hillsides and vineyards and there is a distinct difference between urban and rural areas. The natural environment is beautiful and our cultural environment is exciting. There's lots of green (open space, trees, parks, health).

Infrastructure is improved and our services work well.

We get around easily and safely. Our streets are safe for children and grandparents. There is more walking, biking and better bus service. We value biking and walking.

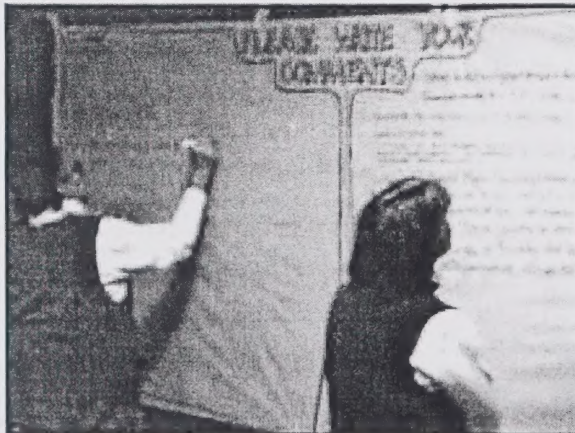
Our town is friendly, with lots of interaction and community involvement. We know people in our community on a first-name basis. There is good (80%) civic participation. There is a simple planning and permitting process."

What are Goals?

The goals below are seen as a way to respond the *VISION* and other issues. A goal is the *WHAT*, or the end-state — its a description of what we want to achieve, but it is not the "how". The goals are intended to be broad in scope and as a way to organize our strategies (how we get there). Our housing policies and implementing programs, described in the next two sections, are specific ways to achieve the goals we have identified.

2.2 Our Housing Goals

- ☐ **A Vital and Diverse Community** -- We are a balanced, vital and evolving community with a socially and economically diverse population that has preserved our small town feel and heritage, sense of community, beautiful natural environment, attractive neighborhoods, vital and diverse businesses and adequate services.
- ☐ **A Variety of Housing Types and Choices** -- We have lots of housing types and choices. There is an integration of income, ethnicity, and culture in our neighborhoods. There are mixed use projects in our Downtown and elsewhere and we have housing over stores. There is a housing mix throughout the City of Napa and diversity (apartments, SRO's, condos, smaller units, granny units and not as many single family).
- ☐ **Great Neighborhoods** -- Our housing and neighborhoods show pride and efficiency in their design and maintenance. There is good creativity in design and types. We have parks, green space, trees, and a strong sense of community. We support our neighborhoods -- our neighborhoods work well -- and they share in the responsibility of meeting citywide goals. There is balance throughout the community, a mixture of incomes, and our fair share of housing needs are met in each neighborhood.



Workshop participants writing down comments

- ❑ **Housing for Our Special Needs** -- Support systems and housing are in place to help the disadvantaged (homeless and those at risk of homelessness; persons with mental, physical and developmental disabilities; lower income seniors; farmworkers; single women with children; victims of domestic violence; persons with drug and alcohol dependence; persons with HIV/Aids, etc.) and to provide housing affordable to all income levels. Napa cares about special needs households -- many with children; we are doing something about it; they have a place in our community; and people without homes are sheltered.



Workshop participants at the Special Housing Needs station

- ❑ **A Strong Sense of Community and Responsibility** -- We are a friendly town, with lots of interaction and community involvement. We know people in our community on a first-name basis. There is good civic participation. There is a simple planning and permitting process. The policies and programs in the Housing Element are well-funded, implemented in a timely manner and monitored for effectiveness. We are strategic in our planning, strive to accomplish our goals, and are serious in our commitment to action.



Staff and members of the Steering Committee

2.3 Quantified Housing Objectives

State law requires the Housing Element to include quantified objectives for the maximum number of units that can be rehabilitated, conserved, or constructed. Policies and programs establish the strategies to achieve these objectives. The City's

quantified objectives are described under each program. Assumptions are based on past program performance, construction trends, land availability, and future program funding.

Housing Policies for Achieving the Vision

3.1 Policy Approach

Napa is part of the complex metropolitan Bay Area employment and housing market. Just as some of Napa's housing need is generated externally, so too are many of the resources required to meet that need. Federal and state funding for housing has declined dramatically since the 1980's; this has resulted in local communities taking on a more active role in facilitating the provision of housing that meets the needs of the community. In recognition of these conditions, the City of Napa is committed to working with other agencies and non-profit organizations to maximize affordable housing opportunities that may exist.



Key Issues: The primary challenge of the Housing Element is to accommodate local housing needs while ensuring that new housing will "fit-in" with the character, quality, environmental constraints, and resources of the community, and be properly managed. Questions to be considered in this Housing Element update include: Where in Napa can additional residential units be accommodated for very low, low, and moderate income households? What can the City do—in collaboration with other agencies, non-profits, and for-profit developers—to encourage the construction of needed very low, low, moderate, and super moderate income housing? What can be done to assist those households with special needs such as the elderly, homeless, physically or emotionally disabled, and other?

Balanced with these housing needs is the challenge of finding appropriate sites for housing when there is a limited amount of developable land in Napa that is suitable for housing, especially for multiple family housing. In addition, it is important to ensure a "fit" of new housing with the community's long-standing commitment to maintain its residential neighborhoods. In responding to each of these needs, the City's housing policies and programs are grouped by the goals described in the preceding section.

Note: Policies are numbered by goal (i.e. Policy 1 under Goal 1 is numbered Policy H-1.1). The Implementation programs are noted alpha-numerically by goal (i.e. the first program under Goal 1 is noted as Program H-1.A).



Folks Landing

Goal 1: A Vital and Diverse Community

Policy H-1.1 Efficient Use of Land. The City shall promote creative and efficient use of vacant and built on land within its RUL to help maintain the City's preeminent agricultural environment and open space.

Primary Implementing Programs

- H-1.A Multi Family Densities.
- H-1.B Land Use Designations
- H-1.C Senior Projects
- H-1.D Density Bonus Revisions
- H-1.E Density Bonus for Multi Family
- H-1.J Housing Sites Study
- H-2.A Zoning Incentives for Mixed Use.
- H-2.D Multi Family Sites Study
- H-2.E "Clean up" Redesignations
- H-3.C Use of Planned Development Zoning
- H-3.F New Second Units
- H-3.G Second Unit Standards
- H-3.H Amnesty Program
- H-4.F Encourage New SRO's
- H-4.J Special Residential

Policy H-1.2 Provide Adequate Sites. The City shall maintain an adequate supply of land designated for all types of residential development to meet the quantified housing need of 3,369 units for the state-mandated time frame of the Housing Element (1999-mid 2006). Within this total, the City shall also maintain a sufficient supply of land for multi family housing to meet the quantitative housing need of 2,062 very low, low and moderate income housing units.

Policy H-1.3 Minimum Densities. The City shall not approve development below minimum designated General Plan densities unless physical or environmental constraints preclude its achievement. If development on a site is to occur over time the applicant must show that the proposed development does not prevent subsequent development of the site to its minimum density.

Policy H-1.4 Efficient Use of Sites. The City shall make every effort to approve well-designed projects at the mid to high range of general plan densities.

Policy H-1.5 Support Density Bonuses. The City recognizes that density bonuses help achieve housing goals and shall promote their use consistent with the provisions

of state law. Any projects receiving density bonuses shall incorporate long term rental rate or sales restrictions.

Primary Implementing Program

H-1.D Density Bonus Revisions

Policy H-1.6 Density Bonus for Multi Family. The City shall grant density bonuses of 25% to 100% for multi family projects above the maximum pod density when:

- a. Project impacts are mitigated
- b. The project incorporates the minimum qualifying units in accordance with Government Code Section 65915.
- c. The project provides high quality design that fits with the surrounding neighborhood and incorporates attractive and usable common/open areas.

The amount of the density bonus shall be based on the extent to which the project satisfies the third criterion, and applicants may also be given credit for optional benefits.

Optional.

- a. The project provides specific benefits to the neighborhood (trail, plaza, etc.)
- b. The project provides underground parking

Primary Implementing Program

H-1.E Density Bonus for Multi Family

Policy H-1.7 Density Flexibility for Multi Family. The City may approve, through a Use Permit Process, a housing density that exceeds the limit for its pod up to the maximum allowed by the Multi Family Residential land use category when:

- a. The site is within 0.5 mile distance to a transit stop and services ("services" mean retail centers where daily goods and services are provided such as markets, dry cleaners, pharmacies, deli's and similar uses).
- b. Project impacts are mitigated;
- c. The project constructs required inclusionary units onsite
- d. The project provides high quality design that fits with the surrounding neighborhood and incorporates attractive and usable common/open areas.

The amount of the Use Permit increase shall be based on the extent to which the project satisfies the fourth criterion, and applicants may also be given credit for optional benefits.

Optional:

- a. The project provides underground parking
- b. The project provides specific benefits to the neighborhood (trail, plaza, etc.)

Policy H-1.8 Housing and Jobs Balance. The City shall make it a top priority to balance and promote housing opportunities to meet the needs of the workforce in Napa. The City shall continue to recognize Napa's housing needs (i.e., population growth needs, employment needs and regional housing needs) when considering non-residential development proposals.

Primary Implementing Programs

H-1.F Market Analysis

H-1.G Job Impact Analysis

H-1.H Working at Home

H-1.I Employee Housing

All programs related to H-1

Policy H-1.8a Employee Housing. The City shall encourage employers developing large projects (200+ employees) to provide housing opportunities for their employees onsite or offsite.

Primary Implementing Program

H-1.I Employee Housing

Policy H-1.9 Air Rights Development. The City shall promote residential and/or mixed residential/non residential "air rights" development over city parking lots.

Policy H-1.10 Priority for Housing on Surplus City Sites. The City shall give high priority for affordable housing (or affordable housing as part of a mixed use project) on surplus city sites. These include the City Corporation Yard site should that site be surplus; and the City CSB property should a consolidated City Hall complex be constructed

Policy H-1.11 Surplus Institutional Lands. The City shall encourage redevelopment of surplus institutional lands (School District, Sanitation District, churches) with affordable housing or affordable housing as part of a mixed use project wherever possible and appropriate.

Primary Implementing Programs

H-1.J Housing Sites Study

Policy H-1.12 **Pacing of Development.** The City shall implement a strategy that paces development of above moderate income housing and provides incentives for construction of very low, low and moderate income housing consistent with ABAG regional housing need numbers and the City's General Plan.

Goal 2: Housing Types and Choices

Policy H-2.1 **Greater Mix of Housing.** The City shall encourage an increased mix of housing types throughout the City to meet needs and provide greater housing choices such as multi-family, mixed use, affordable units, supportive living, Single Room Occupancies (SRO's) and similar types of housing.

Primary Implementing Programs

All programs related to H-1

Policy H-2.2 **Encourage Residential Mixed Use.** The City shall encourage residential uses in areas that allow mixed uses and where residential use is appropriate to the setting. Typically residential use would occur as part of mixed use projects, particularly Downtown. Mixed use land use categories are expanded to include the Community Commercial General Plan category.

Primary Implementing Programs

H-2.A Zoning Incentives for Mixed Use.

H-2.B Reduce Disincentives

Policy H-2.3 **Key Sites.** The City may require residential uses to be part of new projects on key mixed use sites. Criteria for identifying key sites are their size, their location near other services or transit, and/or whether the proposed business would create higher-than-average percentages of low wage jobs. Key sites include the Gasser property north of Tulocay Creek and the Expo.

Policy H-2.4 **Specific Plans.** The City shall promote Specific Plans or a similar community visioning process for key sites/areas to identify specific use and design objectives then incorporate fast track process provisions for subsequent projects that are consistent with the plan. Such plans shall designate those sites which are appropriate for residential. These Plans need to be clear and easily implemented. They may identify desired three-dimensional qualities and allow density to fit within that envelope. They should also include standards to assure that identified goals will

happen, such as identifying the mix of uses, minimum density standards, mandatory density bonuses, or a percentage of affordable units.

Policy H-2.5 Incentives for Mixed Use. The City shall promote and provide incentives for well-designed mixed use projects throughout the City in areas where residential/non-residential mixed use is allowed.

Primary Implementing Programs

H-2.A Zoning Incentives for Mixed Use.

H-2.B Reduce Disincentives

Policy H-2.6 Adaptive Reuse. The City shall encourage adaptive reuse of vacant buildings in mixed use general plan categories with residential/mixed use projects.

Policy H-2.7 Retain Multi-Family Sites. The City recognizes that Multi Family sites are critical to providing affordable and workforce housing. Multi Family sites shall be reserved for multi family and related uses (churches, day care and similar) and shall not be redesignated or rezoned for other uses without equivalent additional land being designated for multi family purposes.

Primary Implementing Program

H-2.C Rezone Multi Family Sites

Policy H-2.8 Redesignate Additional Land to Multi Family. The City shall encourage redesignation of additional appropriate sites to Multi Family Land Use categories throughout the City where opportunities are available.

Primary Implementing Programs

H-2.D Multi Family Sites Study

H-2.E "Clean up" Redesignations

Policy H-2.9 Support for Affordable Housing. The City shall continue to support and encourage new affordable housing projects.

Primary Implementing Programs

H-2.C Rezone Multi Family Sites

H-2.D Multi Family Sites Study

H-2.F New Rental Units

H-2.G New Ownership Units

H-2.H Self-Help Ownership Rehabilitation

H-2.J Identify Potential Acquisition Sites

H-2.L Affordable Housing Overlay Zones

H-4.F Encourage New SRO's
H-4.J Special Residential
H-5.A Zoning Revisions
H-5.B Priority Processing
H-5.D Fee Review
H-5.N Local Revenue Sources
H-5.O Use of Funds

Policy H-2.10 First Time Homebuyer Programs. The City shall continue to operate and expand first time homebuyer programs as funding is available and combine such programs with housing counseling programs.

Primary Implementing Program

H-2.I First Time Homebuyer Programs
H-5.N Local Revenue Sources
H-5.O Use of Funds
H-5.Q Public/Private Partnerships

Policy H-2.11 Land Acquisition and Land Banking. The City shall continue to give priority to Housing Authority and Redevelopment Agency land acquisition/land banking for future affordable projects as a way to assist development of affordable projects.

Primary Implementing Program

H-2.J Identify Potential Acquisition Sites

Policy H-2.12 Strengthen Inclusionary Ordinance. The City shall strengthen its inclusionary ordinance to increase affordable housing construction.

Primary Implementing Program

H-2.K Inclusionary Ordinance Amendment

Policy H-2.13 Affordable Housing Overlay Zones. The City shall use "Affordable Housing Overlay Zones" as a zoning tool to specify more clearly what the City wants to have happen on some key Multi Family or Mixed Use sites.

Primary Implementing Program

H-2.L Affordable Housing Overlay Zones

Policy H-2.14 Retain Affordable Units Long Term. The City shall assure that affordable housing provided through incentives will stay low cost long term. Long term means a minimum of 10 years if the unit is provided solely through density

bonus provisions, and 30 years if additional incentives or public financing is involved, or longer for inclusionary units as per the Inclusionary Ordinance This assurance shall be provided through recorded agreements and monitoring, or other equally effective means.

Primary Implementing Program

H-2.M Long Term Affordability Agreements and Monitoring

Policy H-2.15 Energy Conservation in New Units. The City shall support energy conservation in new construction.

Primary Implementing Program

H-2.N Alternative Energy Sources

Goal 3: Great Neighborhoods

Policy H-3.1 High Quality Design and Varied Housing Types. The City shall assure high quality, well designed housing that respects the surrounding neighborhood, and provide for a greater variety of housing options to meet community needs.

Primary Implementing Program

Programs related to H-3.2 and H-1.1

Policy H-3.2 Design Principles. The City shall utilize the Design Principles included herein [see next two pages] for reviewing multi family projects until such time as more detailed design guidelines are prepared.

Primary Implementing Programs

H-3.A Design Process

H-3.B Design Guidelines

H-3.C Use of Planned Development Zoning

H-3.D. Street and Subdivision Design

Policy H-3.3 Fair Share. The City shall promote a “fair share” of well designed affordable and varied housing in all neighborhoods throughout the city.

Primary Implementing Program

H-3.E Housing Mix

Design Principles for Infill Housing Development

Encourage a Mix of Housing Types—Encourage a mix of housing types on larger multi family or mixed use sites; for example, townhomes, small apartments, SRO's, and duets.

Ensure Compatible Design

- ☐ Design new housing so that it is compatible in form to the surrounding neighborhood¹, striving where appropriate to create multi family buildings that have the appearance of gracious single family homes.
- ☐ Use roof forms that are similar to those seen traditionally. Sloping roofs such as gabled and hipped roofs are generally preferred
- ☐ Use materials and colors for new housing that are similar to or complementary to the predominant look and feel of the existing neighborhood
- ☐ Incorporate transitions in height and setbacks from adjacent properties to respect adjacent development character, privacy and sunlight.
- ☐ Align the front of a new building with its neighbors.
- ☐ Respect existing land forms, paying attention to boundary areas and effects on adjacent properties.

Reduce Building Bulk

- ☐ In multi-unit buildings, strongly encourage designs that break up the perceived bulk, making use of peaked roofs to contain top floors, vertical façade divisions (for buildings more than 40-50 feet wide), and building setbacks to minimize the apparent height and size of new buildings. Also encourage dividing total building mass into separate structures.
- ☐ Ensure a human scale in new development through use of architectural features such as porches, balconies, trellises and bay windows.

Orient New Housing Toward the Street— Design new housing so that it is oriented towards, relates to and overlooks the street, with building entrances and front porches strengthening that relationship.

Minimize the Visual Impact of Parking and Garages—Encourage driveways and garages to be located to the side of buildings and recessed, or along rear alley

¹ This concept is particularly important in traditional neighborhoods, but is generally applicable in most areas. However, there are neighborhoods where "neighborhood character" is not yet established or where existing development is appropriate to improve upon. The intent is not, for example, to repeat flat roofed motel-type apartments because some currently exist.

Design Principles for Infill Housing Development *(continued)*

ways. Discourage home designs in which large garages dominate the public façade of the home(s). Use landscaping and fences to screen parking areas where possible. Any parking lots should also be located to the side or rear of buildings.

Encourage On-Site Open Space Amenities—Common open areas and parks provide gathering places, add livability and value: encourage usable common open space in larger housing developments, considering higher heights, increased densities or decreased setbacks on some portions of the site as a tradeoff for providing such amenities.

Create Pedestrian, Bicycle and Automobile Connections to the Neighborhood—Design new housing developments so that they are functionally connected to adjacent neighborhoods, shopping areas, and other destinations with an emphasis on creating direct, attractive and safe pedestrian and bicycle connections. Gated communities are discouraged.

Provide a "Sense of Place" by Incorporating Natural and Man Made Focal Areas—Design new housing around natural and/or designed focal points, emphasized through direct pedestrian or automobile connections. For example, site design may frame vistas of historic buildings, new common areas or natural features such as the hills, significant trees, rock outcroppings or creeks.

Provide Pedestrian-Friendly Streets. Residential streets should be pedestrian friendly with street trees, sidewalks, and other amenities.

Provide Variety in Single Family Home Design—In new single family subdivisions, new homes should provide a variety of street facades; no two homes side by side should be identical.

Use Quality Building Materials—Building materials should be high-quality, long lasting, and durable. Examples include stucco, clapboard or shingles for siding, tile or asphalt shingles for roofs.

Pay Attention to Windows and Doors—Windows and doors are an important element of building design and an indicator of overall building quality. All windows within a building should be related in type, proportions or trim, with unifying architectural elements. Recessed windows and/or profiles trim are recommended to add relief to flat surfaces, especially stucco. Special windows, such as bays and dormers are encouraged to add interest to the façade.

Policy H-3.4 **Second Units.** The City shall encourage additional well-designed second units as a desired use in all residential neighborhoods throughout the city by simplifying permit review and encouraging that in *new* subdivisions a substantial portion of the lots construct a second dwelling unit. Efforts to encourage such units include removing disincentives such as high fees. Consistent with State housing law, the City exempts second dwelling units from area density calculations.

Primary Implementing Programs

H-3.F New Second Units

H-3.G Second Unit Standards

H-3.H Amnesty Program

H-5.A Zoning Revisions

Policy H-3.5 **Duplexes and Triplexes.** The City shall encourage additional well-designed duplexes and triplexes throughout the Single Family Infill (SFI) , Traditional Residential Infill (TRI) and any other single family designations that allow these uses. Density bonuses may be provided for affordable duplex and triplex units.

Primary Implementing Programs

H-3.I Duplex and Triplex Standards

H-3.J Duplex and Triplexes in Other Areas

H-5.A Zoning Revisions

Policy H-3.6 **Maintenance.** The City shall support maintenance and improvement of existing housing.

Primary Implementing Programs

H-3.K Rehabilitation Programs

H-3.L Christmas in April Repairs

H-3.M Code Enforcement

H-3.N "Clean Up"

H-3.R Capital Improvement Programs

H-3.U Rental Acquisition and Maintenance

H-5.N Local Revenue Sources

H-5.O Use of Funds

Policy H-3.7 **Historic Home Maintenance.** The City shall encourage appropriate maintenance and rehabilitation of historic homes.

Primary Implementing Program

H-3-O Historic Area Process

Policy H-3.8 **Energy Conservation in Existing Homes.** The City shall support programs to improve energy conservation in existing homes.

Primary Implementing Program

H-3.P Energy Conservation Programs

Policy H-3.9 **Timing of Housing and Infrastructure.** The City shall continue to support and strengthen the timing of new housing with needed infrastructure improvements.

Primary Implementing Programs

H-3.Q Transportation Element Amendments

H-3.R Capital Improvement Programs

Policy H-3.10 **Rental Conservation.** The City shall protect and conserve its rental housing stock.

Primary Implementing Programs

Programs related to H-3.6 and H-3.7

H-3.T Retain Federally Subsidized Affordable Units

H-3.U Rental Acquisition and Maintenance

H-3.V Condominium Conversion Ordinance

H-3.W Permits for Rental Conversions

Policy H-3.11 **Retention of Assisted Projects.** The City shall continue to strongly encourage retention of existing Federally subsidized affordable housing, and intervene when necessary and feasible, to preserve such housing.

Primary Implementing Programs

H-3.T Retain Federally Subsidized Affordable Units

H-3.U Rental Acquisition and Maintenance

Policy H-3.12 **Condominium Conversions.** The City shall continue to regulate conversions of rental developments to condominium ownership to conserve the supply of rental housing.

Primary Implementing Program

H-3.V Condominium Conversion Ordinance

Policy H-3.13 **Other Rental Housing Conversions.** The City shall, to the extent permitted by law, regulate conversion of rental developments to non-residential or Bed and Breakfast uses.

Primary Implementing Programs

H-3.W Permits for Rental Conversions

H-3.X Mitigation Fees for Loss of Units

Policy H-3.14. **Renter Protection.** The city shall assist efforts to protect renters from unreasonable rent increases.

Primary Implementing Programs

H-3.Y Rental Mediation

Goal 4: Housing for Our Special Needs

Policy H-4.1 **Special Needs.** The City shall actively promote the development and rehabilitation of housing to meet local population needs of special needs groups.

Primary Implementing Programs

H-4.A Emergency Shelters

H-4.B Transitional Housing

H-4.E Capital Improvements for Non-Profit Facilities

H-4.G Rehabilitate Existing Facilities for SRO's

H-4.H Include Transitional Housing

H-4.J Special Residential

H-4.K Coordination with County on Farmworker Housing

Policy H-4.2 **Continuum of Care.** The City shall support and implement Continuum of Care actions to respond to needs of the homeless. (*See the Continuum of Care discussion in the background section*).

Primary Implementing Programs

H-4.A Emergency Shelters

H-4.B Transitional Housing

H-4.C Support Services

H-4.D Rental Assistance for Special Needs

H-4.F Encourage New SRO's

H-4.G Rehabilitate Existing Facilities for SRO's

H-4.H Include Transitional Housing

Policy H-4.3 **Accessible Design.** The City shall assure incorporation of California Title 24 Accessibility Regulation in new and rehabilitation projects.

Policy H-4.4 **Single Room Occupancy (SRO) Units.** The City shall actively promote Single Room Occupancy (SRO) projects and development of efficiency apartments as lower cost rental alternatives. SRO projects involving special needs groups should be linked as needed with social services and case management.

Primary Implementing Programs

H-4.F Encourage New SRO's.

H-4.G Rehabilitate Existing Facilities for SRO's

H-5.A Zoning Revisions

Policy H-4.5 **New Special Needs Transitional Housing.** The City shall, as a priority and as feasible (as determined by the Housing Director), set aside 10% of new very low and low income rental units as transitional housing for special needs groups. (Refer to Program H-2.F)

Primary Implementing Programs

H-2.F New Rental Units

H-4.H Include Transitional Housing

Policy H-4.6 **Residential Care Facilities.** The City shall support the provision of residential care facilities for special needs persons by continuing to permit small facilities in all residential areas and larger facilities by Use Permit in Traditional Residential, Multi Family and various commercial mixed use areas.

Policy H-4.7 **Group Residential.** The City shall allow for "group residential" in Traditional Residential, Multi Family and various Mixed Use areas per the City's General Plan.

Primary Implementing Program

H-4.I Group Residential Amendment

Policy H-4.8 **Density Bonuses for Special Needs.** The City shall continue to use density bonuses to assist in meeting special housing needs for low and moderate income elderly and disabled.

Primary Implementing Program

H-4.J Special Residential

Policy H-4.9 **Farmworker Housing.** The City shall continue to work with the County to find solutions to farmworker housing needs.

Primary Implementing Program

H-4.K Coordination with County on Farmworker Housing

Goal 5: A Strong Sense of Community and Responsibility

Policy H-5.1 Zoning Revisions. The City shall support zoning ordinance revisions to provide a simple planning and permitting process for well-designed apartments, affordable and accessible housing.

Primary Implementing Program

H-5.A Zoning Revisions

Policy H-5.2 Project Processing. The City commits to "fast track" processing in every department for projects proposing onsite construction of inclusionary units or projects which are 100% affordable.

Primary Implementing Program

H-5.B Priority Processing

Policy H-5.3 Fees. The City shall reduce and/or defer fees for affordable housing to the extent possible and encourage other agencies to also do so.

Primary Implementing Program

H-5.D Fee Review.

Policy H-5.4 Equal Housing Opportunities. The City shall promote Equal Housing Opportunities in all city housing programs.

Primary Implementing Program

H-5.E Equal Housing Programs

Policy H-5.5 Monitoring. The City shall support and improve monitoring of housing needs and vacant/underdeveloped lands.

Primary Implementing Programs

H-5.F Database and Monitoring Improvements

H-5.G Housing Element Review

Policy H-5.6 Legislative Efforts. The City shall support key legislation that assists cities in encouraging more affordable types of housing units.

Primary Implementing Program

H-5.H Legislation

Policy H-5.7 Community Partnerships. The City shall support ongoing community partnerships to assist in the development of needed housing.

Primary Implementing Programs

H-5.I Affordable Housing Transfer Agreement

H-5.J City/County Advisory Housing Commission

H-5.K Housing Committee and Community Coalitions

H-5.Q Public/Private Partnerships

Policy H-5.8 Education and Outreach. The City shall promote educational efforts and outreach relating to all facets of affordable housing.

Primary Implementing Programs

H-5.L Outreach Efforts

H-5.M Housing Strategist Position

Policy H-5.9 Increase Resources. The City shall increase ongoing local resources to provide for affordable housing.

Primary Implementing Program

H-5.N Local Revenue Sources

Policy H-5.10 Maximize Use of Funds. The City shall continue to utilize local, state and federal assistance to the fullest extent possible to achieve Housing Element goals.

Primary Implementing Programs

H-5.O Use of Funds

H-5.P Maximize Rental Subsidies

H-5.Q Public/Private Partnerships

Napa's Action Plan for Housing

Napa's Action Plan for Housing

4.1 Action Plan Overview

The Napa Housing Element is built around preserving and enhancing residential neighborhoods, sustaining the community's character and environmental resources, and planning for the future use of remaining undeveloped or redeveloping properties so that they fulfill unmet needs. The implementing programs in the Housing Element, as described below, are intended to address these concerns.

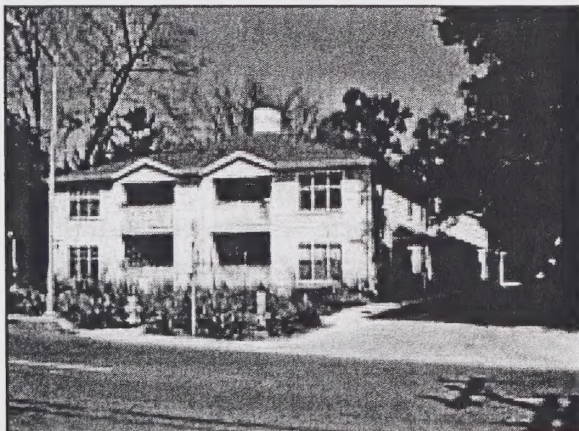


Silverado Creek

In reviewing the list of programs on the following pages it is important to recognize two other concerns: (1) There are limited staff and budget resources to undertake all of the programs listed immediately; and (2) some programs require other funding or actions to occur first. The update of the City's Zoning Ordinance and other General Plan Amendments, as described in the appendices to this document, will also assist in achieving the goals of the City's Housing Element.

The *Action Plan for Housing*, including all of the implementing programs described in the Housing Element, represents the City's commitment to take an active leadership role in assuring the implementation of the programs described. It is also the City's intent to -- (1) Encourage public review and effective participation in all aspects of the planning process; and (2) assure annual review of the Housing Element

in order to periodically revise and update this *Action Plan* as necessary to keep it effective.



Pecan Court

The listing of implementing programs in the appendices can be used as a tool as part of the annual evaluation of the Housing Element. The review of these programs will allow for updating of the tables based on current needs and funding availability.

Goal 1: A Vital and Diverse Community

H-1.A Multi Family Densities. The City shall reconsider General Plan Multi Family pod density ranges for potential increases up to 40 units per acre where possible (e.g., where traffic conditions, parks and other services would be adequate; and/or near transit stops and other services); and/or on key sites/areas already designated multi family or mixed use.

Responsibility: Planning Department

Financing: Staff time

Objectives: General Plan Amendment to increase Multi Family density ranges

Time Frame: 2004

H-1.B Land Use Designations. The City shall reconsider larger parcel land use designations in the Golden Gate Drive area for potential increases in single family densities and additional multi family use.

Responsibility: Planning Department

Financing: Staff and consultant time to develop Specific Plan

Objectives: Adopt Specific Plan (or similar planning effort)

Time Frame: 2004-5

H-1.C Senior Projects. To provide for wise use of land resources, the City shall require a market analysis when new senior projects over 10 units in size are proposed to identify the ability of these projects to meet local area needs. The City may then consider action or policy to discourage such projects when they are not responsive to local needs, and as an alternative, emphasize workforce and family based housing.

Responsibility: Planning Department

Financing: Private sources as part of development review

Objective: Evaluate need for added senior housing, given limited land supply

Time Frame: As projects are submitted

H-1.D Density Bonus Revisions. The City shall continue to permit increases in density above the maximum general plan and zoning density ranges consistent with state law (Govt Code 65915) and the City's local ordinance. The local density bonus ordinance shall be amended as necessary for consistency with State law.

Responsibility: Planning Department and City Attorney
Financing: Staff time
Objectives: Modify density bonus ordinance
Time Frame: 2002 as part of Zoning Ordinance update

H-1.E Density Bonus for Multi Family. The density bonus ordinance shall be amended to incorporate language that specifies the amount of the bonus which may be provided in multi family zone districts for qualifying projects defined in H-1.6.

Responsibility: Planning Department and City Attorney
Financing: Staff Time
Objectives: Specific Revision to Density bonus ordinance
Time Frame: 2002 as part of Zoning Ordinance update

H-1.F Market Analysis. The City shall focus housing and employment development efforts by preparing a study which analyzes recent and anticipated types, numbers and incomes of jobs by industry, sets up an ongoing monitoring program, and develops strategies to further address housing and jobs linkages.

Responsibility: City Manager and Redevelopment Agency
Financing: General Fund
Objectives: Improve focus of housing and employment development efforts
Time Frame: 2004

H-1.G Job Impact Analysis. The City shall analyze the impact of major non-residential development proposals on increased housing demand and may require mitigation measures (above inclusionary requirements) to provide better housing and jobs balance in the City of Napa.

Responsibility: Planning Department
Financing: Staff Time; private impact analyses
Objective: Heightened link between jobs and housing
Time Frame: As Major Projects are reviewed

H-1.H Working at Home. The zoning ordinance update shall review home occupation provisions to determine whether more flexibility can be provided in standards for home occupations, and to add the possibility for live/work projects.

Responsibility: Planning Department and City Attorney
Financing: Staff Time
Objectives: Specific Revision to Density bonus ordinance
Time Frame: 2002 as part of Zoning Ordinance update

H-1.I Employee Housing. The City shall, during review of major projects in mixed use areas, encourage project developers to consider and propose housing if feasible.

Responsibility: Planning Department
Financing: Staff Time
Objectives: Provision of residential/non residential mixed use as feasible
Time Frame: As projects are proposed

H-1.J Housing Sites Study. The City shall initiate a Housing Sites study which, in part, shall review whether any surplus or potentially surplus institutional lands are appropriate for residential/non residential mixed use development and/or affordable housing.

Responsibility: Housing Authority, Planning Department, Redevelopment Agency
Financing: Staff time, General or Redevelopment Funds
Objectives: Completion of Housing Sites analysis for surplus or potentially surplus institutional lands
Time Frame: 2004 (Also see related program H-2.D)

Goal 2: Housing Types and Choices

H-2.A Zoning Incentives for Mixed Use. The Zoning Ordinance update shall review and provide for height limit bonuses up to 6 stories Downtown and 4 stories elsewhere and shared parking standards for well designed mixed use projects that mitigate impacts and incorporate substantial residential uses. Density bonuses shall also be provided for qualifying projects in accordance with State Government Code 65915.

Responsibility: Planning Department and City Attorney
Financing: Staff Time
Objectives: Specific Revision to Density bonus ordinance; 30 residential (mixed use) units
Time Frame: 2002 as part of Zoning Ordinance update

H-2.B Reduce Disincentives. The City shall review Public Works, Building and Fire standards to reduce or eliminate disincentives to mixed use development.

Responsibility: Planning Department

Financing: Staff Time

Objectives: Report recommending mixed use standards.

Time Frame: 2003

H-2.C Rezone Multi Family Sites. The City shall immediately rezone all sites designated "Multi Family Residential" in the General Plan to a consistent "Multi Family Residential" zoning district. (SEE APPENDIX A)

Responsibility: Planning Department and City Attorney

Financing: Staff Time

Objectives: Rezone all multi family sites to the Multi Family Zoning District

Time Frame: concurrently with Housing Element (2001)

H-2.D Multi Family Sites Study. The City shall initiate a Multi Family sites study to identify other appropriate sites for multi family use. Criteria shall include proximity to transit and/or services, environmental site constraints, and neighborhood "fair share".

Responsibility: Housing Authority, Planning Department and Redevelopment Agency

Financing: Staff Time, General or Redevelopment Funds

Objectives: Completion of Sites study for future General Plan Amendment

Time Frame: Sites study: 2004; General Plan Amendment followup 2005.

H-2.E "Clean up" Multi Family Redesignations. The City shall identify sites which were previously designated Multi Family, have been developed largely with multi family uses and make sense to redesignate Multi Family with a "cleanup" General Plan Amendment. Such redesignations would eliminate numerous nonconforming use situations and provide modest added potential on remaining vacant or underutilized lots in these areas. The study shall evaluate the potential for additional "clean up" redesignations.

Responsibility: Planning Department

Financing: Staff Time

Objectives: Additional Multi Family "cleanup" amendments

Time Frame: 2003

H-2.F New Rental Units. The City Housing Authority shall construct or assist construction of new affordable rental units for very low and low income renter households.

Responsibility: *Housing Authority, Redevelopment Agency, private developers and non profit agencies including Napa Valley Community Housing and BRIDGE Housing, Progress Foundation*

Financing: *Possible sources of funding include: Redevelopment Agency tax increment set aside and local housing trust fund, Inclusionary zoning and density bonus program, Low income Housing Tax Credit Program, HOME Rental Construction Program.*

Objectives: *236 units of affordable very low or low income rental housing for families/households.*

Time Frame: *1999-mid 2006*
1999-2000: Completed 45 very low income units at Pecan Court, School House Court, Silverado Creek and Whistlestop Apts. 27 credited to City, 18 to County. Completed 113 low income units at Pecan Court, School House Court, Silverado Creek, Whistlestop Apts. of which 79 units are credited to City and 34 to the County of Napa
2000-2005: 100 rental units, 75 for very low income and 25 for low income renter families/households.
2005-mid 2006: 30 units, 7 for very low income and 23 for low income renter families/households.

H-2.G New Ownership Units. The City Housing Authority shall construct or assist construction of new affordable *ownership* units for first time low and moderate income homebuyers. This may include Self-Help (where the future owner/resident provides labor toward the development of the units and/or assists in sharing the cost of building the units) and Community-Help new Housing, such as Habitat for Humanity, and provide incentives under the City Inclusionary Ordinance for market-rate for sale developers to construct inclusionary for-sale units. In Self- or Community-Help projects, city actions may include insuring site control or acquisition; selecting low income families who could successfully participate in the development; and selecting and overseeing a qualified contractor and/or construction sponsor who would supervise and manage construction.

Responsibility: Housing Authority, Redevelopment Agency
Financing: Self Help Housing Program; Inclusionary Zoning Program; Land Banking Program, Local Housing Trust Fund, HOME New Construction Program
Objectives: 75 units of low income ownership housing.
Time Frame: 1999-mid 2006
1999-2000: Completed 10 low income units at Las Flores Court
2000-mid 2006: 65 units

H-2.H Self-Help Ownership Rehabilitation. The City shall assist self-help or “sweat equity” housing for first time low or moderate income homeowners through rehabilitation of existing units who can demonstrate the ability to perform the required rehabilitation to City code standards

Responsibility: Housing Authority
Financing: CDBG, HOME and inclusionary Funds
Objectives: 20 self-help ownership units
Time Frame: 1999-2006

H-2.I First Time Homebuyer Programs. The City shall expand home ownership opportunities for low and moderate income first-time home buyers by using mortgage credit certificates (MCCs), as available and the HOME and Redevelopment Down Payment Assistance Program, the Section 8 Self Sufficiency Program, the Federal Home Loan Bank down payment program (IDEA), and the State of California Calhome Program. MCC’s allow tax benefits of home ownership to be used to help secure financing. Downpayment assistance grants are available from a number of sources. An Outreach and Counseling Program helps prepare eligible applicants for homeownership.

Responsibility: Housing Authority
Financing: Staff time, Mortgage Credit Certificate Program; HOME and Redevelopment Down Payment Assistance program, Federal Home Bank Loan program, Calhome program, and Outreach and Counseling Program
Objectives: Assist 112 low income households to become first time homebuyers
Time Frame: 1999-mid 2006

H-2.J Identify Potential Acquisition Sites. The City shall locate sites for possible acquisition by the City Housing Authority, Redevelopment Agency and/ or an affordable housing developer for affordable projects. The City may determine it is appropriate to lease land, rather than sell it.

Responsibility: Housing Authority, Redevelopment Agency, Planning Department

Financing: City funding for staff time; acquisition funds from Redevelopment funds, City General funds, Inclusionary fund or other sources.

Objectives: Identify and acquire 3-4 sites for active efforts toward acquisition.

Time Frame: Actively work (and/or work with developers) to acquire sites by 2006.

H-2.K Inclusionary Ordinance Amendment. The City shall review and modify the City's inclusionary ordinance by updating a nexus study enabling fee increases on non-residential projects. This may be accomplished as a joint study and fee increase with Napa County. The City may also consider changes to the ordinance to encourage on-site construction of affordable units and/or the setting aside of land for affordable units if such changes are linked to sufficient incentives that are provided by the city.

Responsibility: Housing Authority, City Attorney

Financing: Costs to conduct Nexus Study (which may be shared jointly with County) from Inclusionary Funds, Redevelopment Fund

Objectives: Complete Nexus Study and Revised Ordinance to implement Fee increases

Time Frame: 2002

H-2.L Affordable Housing Overlay Zones. The City shall adopt a Housing Overlay Zone and apply it to certain key sites as part of the Zoning Ordinance update. The Housing Overlay Zone may, for example, specify that the City would not accept a project below a certain density, or that the city requires a high percentage (50-60%) affordable units on these sites.

Responsibility: Planning Department, City Attorney

Financing: Staff time

Objectives: Revised Ordinance

Time Frame: 2002 as part of Zoning Ordinance update.

H-2.M Long Term Affordability Agreements and Monitoring. The City shall continue to implement long term agreements and/or deed restrictions with developers of affordable, density bonus, or “special residential” projects, that govern their affordability, and monitor the continuing affordability of such units. A summary of units currently restricted under City development agreements has been prepared. (*see Appendix B*)

Responsibility: City Housing Authority, City Attorney
Financing: Staff time
Objectives: Approve long term affordability agreements for new units developed through the Special Residential and density bonus programs, and other public financing, and provide monitoring of these agreements
Time Frame: Agreements: as projects occur; Monitoring is an ongoing activity.

H-2.N Alternative Energy Sources. The City shall encourage use of alternative energy sources such as solar energy in new residential construction and implement energy efficiency in new development and remodels/rehabilitation projects.

Responsibility: Planning and Building Department
Financing: Staff time
Objectives: Ongoing
Time Frame: Ongoing

Goal 3: Great Neighborhoods

H-3.A Design Process. The City shall use the design review process to insure that infill multi family housing developments meet design principles. The City may also encourage project designers to meet with neighbors during the early design stages of larger projects.

Responsibility: Planning Commission, Planning Department
Financing: Staff time
Objectives: Implement design objectives during project review
Time Frame: Ongoing

H-3.B Design Guidelines. The City shall develop more detailed design guidelines for multi family and additional infill development throughout the City.

Responsibility: Planning Department
Financing: General Fund for Consultant services
Objectives: Preparation of design guidelines
Time Frame: 2002

H-3.C Use of Planned Development Zoning. The City shall continue to use Planned Development regulations to promote design flexibility for residential developments, particularly for those located in unique settings.

Responsibility: Planning Department
Financing: Development review
Objectives: Use Planned Development regulations in project review to promote design flexibility
Time Frame: Ongoing

Program H-3.D. Street and Subdivision Design. The City shall study street standards for new subdivisions to improve their pedestrian friendly quality and traffic calming features, and promote internal consistency between the operating standards that are used by the Fire and Public Works Departments and General Plan standards.

Responsibility: Public Works, Planning Department, Fire Department
Financing: General Fund for Consultant services
Objectives: Provide "pedestrian friendly" street standards for subdivisions
Time Frame: 2002

H-3.E Housing Mix. The City shall establish baseline housing mix information by neighborhood, and monitor and evaluate progress in achieving second units, residential care facilities, shared housing (to the extent it is regulated) and multi family uses in all residential and mixed use areas of the city. Based on results of the review, additional strategies may be formulated to increase the "fair share" mix.

Responsibility: Planning Department
Financing: Staff Time
Objectives: Monitor and increase mix of housing throughout the City of Napa
Time Frame: Every 3 years

H-3.F New Second Units. The City shall encourage a substantial portion of units in new subdivisions to include second units. The City shall work to remove disincentives such as high fees.

Responsibility: Planning Department
Financing: Private
Objectives: 70 units or 14 units/year to 2006 and fee reductions
Time Frame: End 2001 on

H-3.G Second Unit Standards. The City shall modify zoning requirements to eliminate the Use Permit Requirement for second units, and will consider revisions to other City standards and fees to eliminate obstacles to second unit creation. (e.g. eliminate whole house sprinkler requirements for attached second units, and reduce fees considering their small sizes). See H-5.Ak for added detail.

Responsibility: Planning Department
Financing: Staff time
Objectives: Revised Ordinance
Time Frame: As part of Zoning Ordinance update, 2002

H-3.H Amnesty Program. The City shall consider an amnesty program for illegal second units where the City provides a period of time for owners of illegal units to register their units and make them legal, in exchange for property owners' meeting specified health and safety standards.

Responsibility: Building, Planning, Housing, Code Enforcement
Financing: General Fund
Objectives: Development and implementation of Amnesty Program
Time Frame: By 2006

H-3.I Duplex and Triplex Standards. The City shall adopt Zoning Ordinance revisions, including performance standards to encourage duplexes and triplexes in single family designations that allow them. Performance standards shall address design and neighborhood "fair share".

Responsibility: Planning Department
Financing: Staff time
Objectives: Revised Ordinance
Time Frame: As part of Zoning Ordinance update, 2002

H-3.J Duplex and Triplexes in Other Areas. The City shall consider a General Plan Amendment to allow occasional duplexes and/or triplexes in the Single Family Residential land use category.

Responsibility: Planning Department
Financing: Staff time
Objectives: Plan Amendment
Time Frame: 2005

H-3.K Rehabilitation Programs. The City shall continue to rehabilitate substandard residential units for very low and low income renters and owners using available subsidies, in addition to code enforcement. Inspection and reduction of lead-based paint hazards are part of the rehabilitation efforts

Responsibility: Housing Authority
Financing: Community Development Block Grant Rehabilitation Program for renters, HOME Rehabilitation Program and code enforcement program enforcing existing codes and health and safety regulations.
Objectives: Rehabilitate 75 substandard rental units for very-low and low income families. Rehabilitate 22 substandard rental units for very low and low income seniors/disabled. Rehabilitate 112 units of substandard owner occupied housing for very low and low income families. Rehabilitate 15 homebuyer units acquired by first time homebuyers.
Time Frame: 1999-mid 2006

H-3.L Christmas in April Repairs. The City shall continue to organize and promote the "Christmas in April" program to assist primarily low income senior and disabled owner households with needed home repairs

Responsibility: Housing Authority
Financing: Staff time, private sources
Objectives: Provide needed repairs to 45 homes (6 units/year)
Time Frame: 1990-mid 2006

H-3.M Code Enforcement. The City shall continue and strengthen code enforcement of the Housing, Electrical, Fire Prevention Codes and Health and Safety Regulations by appropriate City departments. Code enforcement efforts should be proactive, as well as reactive in targeting specific problem sites or areas.

Responsibility: Building Department, Fire Department (Code Enforcement)
Financing: City funds
Objective: Improve community health and safety
Time Frame: Ongoing

H-3-N "Clean Up". As the need arises and funding permits, the City should initiate use of inter-departmental "strike teams" to clean up areas of the City of Napa.

Responsibility: Interdepartmental
Financing: Substantial staff time
Objectives: "Cleanup" of neighborhoods experiencing deterioration
Time Frame: As needed and as funding permits

H-3-O Historic Area Process. The City shall encourage maintenance and preservation of historic homes and structures through Historic Preservation policies, ordinances and design guidelines.

Responsibility: Planning Department, Cultural Heritage Commission
Financing: City funds
Objective: Provide information to public on appropriate historic remodel techniques; enforce through Cultural Heritage Commission Certificates of Appropriateness
Time Frame: Ongoing

H-3.P Energy Conservation Programs. The City shall promote and encourage use of energy conservation programs, particularly those which rehabilitate low income homes for energy efficiency and provide subsidies for energy costs. In 2001, the California Human Development Corporation in Rohnert Park runs a "weatherization" program for low income households; additional programs may be forthcoming with recent increases in energy costs.

Responsibility: Housing Authority in coordination with CHDC
Financing: Staff Time, Federal and State grants
Objectives: Weatherize 100 units
Time Frame: Ongoing

H-3.Q Transportation Element Amendments. The City shall propose a stronger General Plan policy or policies and implementation program(s) to strengthen concurrency of development with infrastructure, especially streets and public transportation.

Responsibility: Public Works Department
Financing: Staff time

Objectives: *General Plan Amendment*
Time Frame: *2001*

H-3.R Capital Improvement Programs. The City shall continue to use the City's Capital Improvement Program funds and CDBG community development funds to a limited extent to assist in neighborhood improvement efforts. In recent years, the City has focused such CDBG community development expenditures on sidewalk improvements and has provided funds for an ADA playground at Fuller Park.

Responsibility: *CIP: City Manager, Public Works and Planning Departments;*
 CDBG: Parks and Recreation Department (CDBG Program
 Administrator)

Financing: *Capital Improvement Funds from General Fund; CDBG annual*
 allocations other local, state and federal sources

Objectives: *Improvement of neighborhood quality through specific improvements as*
 outlined in CIP and CDBG Consolidated Plan.

Time Frame: *CIP and CDBG annual reviews*

H-3.S Parks and Recreation Element Update. When the Parks and Recreation Element is next updated, revise to specifically target or establish a high priority for City Parks near higher density areas.

Responsibility: *Parks and Recreation Department*

Financing: *General Fund*

Objectives: *Assure adequate parks in higher density areas*

Time Frame: *As appropriate when the Parks and Recreation Element is updated*

H-3.T Retain Federally Subsidized Affordable Units. The City shall assist in retention of Federally subsidized affordable housing when feasible and necessary. This program addresses lower income projects which have received federal/state subsidies for construction but are at risk of converting to market rate projects over the next few years because their financing is coming due. Carefully review "Plans of Action" prepared for the Federal Department of Housing and Urban Development by owners of existing subsidized projects. Should the owner opt out of the subsidy program, inform tenants of any assistance that may be available to them, and consider means of acquiring or facilitating the acquisition of units threatened with conversion to market rate.

Responsibility: Housing Authority
Financing: HOME Acquisition Program, Redevelopment Acquisition Program, HOME and CDBG Rehabilitation Program, Federal HOME Loan Affordable Housing Program, Low Income Housing Preservation Program, and other sources of funds
Objectives: Conserve 75 units in Charter Oaks and 14 units in Creekside Park Apartments.
Time Frame: 1999-mid 2011

H-3.U Rental Acquisition and Maintenance. The City shall also acquire existing rental housing to rehabilitate it and maintain it as affordable housing.

Responsibility: Housing Authority
Financing: HOME Acquisition Program, Redevelopment Acquisition Program, HOME and CDBG Rehabilitation Program, Federal HOME Loan Affordable Housing Program, Low Income Housing Preservation Program, and other sources of funds
Objectives: Acquire 75 units and maintain them as affordable
Time Frame: 1999-mid 2006

H-3.V Condominium Conversion Ordinance. The City shall revise the condominium conversion ordinance to use a more realistic apartment vacancy rate based on an annual survey of local apartment vacancies and continue to deny condominium conversion of rental units when the city wide vacancy factor is found to be less than three percent, defined as a "severe housing shortage". If the vacancy factor is more than 3% but less than 5% the city may allow conversion of one-half the total number of rental units built that year to condominium units.

Responsibility: Planning Department, Planning Commission
Financing: Staff time
Objectives: Revise condominium conversion ordinance
Time Frame: Part of the Zoning Ordinance update 2002

H-3.W Permits for Rental Conversions. To the extent consistent with State law the City shall, in its zoning ordinance update, require use permit for conversions of rental housing to other uses.

Responsibility: Planning Department, Planning Commission
Financing: Staff time
Objectives: Revise zoning ordinance
Time Frame: Part of the Zoning Ordinance update 2002

H-3.X Mitigation Fees for Loss of Units. The City will add a mitigation fee for loss or conversion of *rental units*) to uses in addition to condominiums. Reasonable mitigation should be consistent with Federal Relocation Laws.

Responsibility: Planning Department, City Attorney
Financing: Staff time
Objectives: Revise Inclusionary Ordinance (or develop other ordinance) to require fee for loss of units
Time Frame: 2003

H-3.Y Rental Mediation. The City shall assist efforts to protect renters from unreasonable rental increases through a process of conciliation, mediation and fact-finding consistent with the current City Charter.

Responsibility: City Manager's Office
Financing: Staff time; mediation services
Objectives: Put in place a program for rent mediation.
Time Frame: Adopt ordinance by 2001.

Goal 4: Housing for Our Special Needs

H-4.A Emergency Shelters. The City shall continue to assist in funding existing NCCEO, NEWS and winter shelter operations, and assist acquisition of existing facilities that can be converted to expand Emergency Shelters for Homeless Families and single persons with special needs. There is a critical need for a permanent emergency shelter for single men and women. The current facility is leased space not adequate for a shelter and subject to closure. Likewise, the existing battered women's shelter cannot accommodate all domestic violence victims in need of shelter.

Responsibility: Housing Authority, City Manager, Parks and Recreation Department (CDBG Grants and Project Manager)
Financing: CDBG, Continuum of Care, Domestic Violence Acquisition Program, and other state and federal funds.

Objectives: Expand existing shelters including acquisition of site and construction of permanent shelter. (CDBG monies): 5 year goal is permanent emergency shelters for 35 single men, 20 women and 20 families.

Time Frame: 2003

H-4.B Permanent Supportive Housing. As recommended in the Continuum of Care Strategy, the City shall support development of a Permanent Supportive Housing for Homeless for Persons with Disabilities Project.

Responsibility: Housing Authority in coordination with non-profits

Funding: Continuum of Care federal funds with local match

Objectives: Provide 8 bed permanent facility

Timing: 2003

H-4.C Support Services. The City shall continue to promote, support and implement additional support facilities and services to homeless persons and non-homeless persons with special needs. A major intent is to reduce barriers that hinder their ability to obtain and retain housing.

Responsibility: Housing Authority in coordination with Napa Valley Non-Profit Coalition of Agencies

Financing: CDBG, Section 811 Supportive housing for Persons with Disabilities, Emergency Shelter Grants to improve services of existing shelters and expand capacity for services; Housing Opportunities for persons With AIDS for supportive services

Objective: Provide additional support facilities and services

Time Frame: Day Services Center for Homeless by 2001; Other services by ongoing contingent on funding

H-4.D Rental Assistance for Special Needs. The City shall provide Increased Rental Assistance for Homeless Persons and Persons with Special Needs. The Housing Authority currently operates a Transitional Housing Program that coordinates the provision of 25 Vouchers with supportive services provided by the Napa Valley Shelter Project and Napa Emergency Women's Shelter for battered women and their families and homeless families.

Responsibility: Housing Authority, City Manager, Parks and Recreation Department (CDBG Grants and Project Manager)

Financing: CDBG, Section 8 and other Federal funds

Objectives: 50 additional Rental Assistance Vouchers (5 year goal)
Time Frame: Ongoing

H-4.E Capital Improvements for Non-Profit Facilities. The City shall continue to support rehabilitation of non-profit facilities per the CDBG Consolidated Plan.

Responsibility: Housing Authority; Parks and Recreation (CDBG Program Administrator)
Funding: CDBG annual allocations
Objectives: Provide funds to assist in maintenance of non-profit facilities serving low income and special needs groups.
Timing: Annual CDBG allocations.

H-4.F Encourage New SRO's. The SRO Ordinance shall be amended as part of the zoning ordinance update to expand the types of SRO development that may be permitted (e.g., not strictly very low and low income). In addition, consider zoning provisions to encourage SRO's and "studio apartments" through the use of density bonus provisions, or other provisions that may equate SRO units or studio apartments on a 2 to 1 basis with 2 bedroom apartments, and review of parking, development and management standards.

Responsibility: Planning Department, City Attorney
Financing: Staff time
Objectives: Revise SRO Ordinance; 20 units
Time Frame: Ordinance revision as part of Zoning Ordinance Update 2002; units by 2006

H-4.G Rehabilitate Existing Facilities for SRO's. The City shall support efforts to rehabilitate existing facilities to provide SRO housing for special needs groups. There is a lack of SRO units in the City for individuals with service needs related to mental illness, alcohol and drug abuse, AIDS and other related diseases and disabilities.

Responsibility: Housing Authority working with County social service and Mental Health Agency
Financing: CDBG and HOME Rehabilitation Programs and other federal funds.
Objective: Rehabilitate 37 units of housing to SRO units
Time Frame: 1999-mid 2006

H-4.H Include Transitional Housing. The City Housing Authority shall, as a priority and as feasible, set aside 10% of new very low and low income rental units developed under program H-2.F for transitional housing for special needs groups.

Responsibility: See H-2.F

Financing: See H-2.F

Objectives: 24 units (of the 236 units) provided for transitional housing for special needs groups

Financing: See H-2.F

H-4.I Group Residential Amendment. The zoning ordinance update shall be amended to permit group residential in appropriate zoning designations per the City's General Plan and review parking standards and other requirements for these uses.

Responsibility: Planning Department, Planning Commission

Financing: Staff time

Objectives: Revise ordinance

Time Frame: Part of the Zoning Ordinance update 2002

H-4.J Special Residential. The City shall continue to allow, by use permit densities up to 60 units/acre on sites designated Multi-Family Residential using the "Special Residential" density bonus policy for low and moderate income elderly/disabled, but revise and tighten this policy to encourage greater affordability.

Responsibility: Housing Authority, City Attorney and Planning Department

Financing: Staff time, density bonus, Section 202 Program, Low Income Housing Tax Credit

Objectives: Provide 310 units of housing for very low or low-income elderly and/or disabled (The Vintage, The Reserve and Jefferson Street) through use of policy; Amend Special Residential policy

Time Frame: 1999-mid 2006 for construction. Amendment of policy by 2002 with Zoning Ordinance update

H-4.K Coordination with County on Farmworker Housing. The City shall continue to evaluate and propose joint City and County measures to address the housing needs of farmworkers through the Napa County Farmworker Oversight Committee. Seasonal farmworker housing is typically located in vineyard areas while the City's has

been a source of permanent rental housing. Assist farm workers in finding available housing by distributing bilingual information and working with existing non-profit agencies, such as Napa Valley Community Housing and California Human Development Corporation that provide services and housing for farm workers.

Responsibility: Housing Authority

Financing: Staff time

Objectives: Promote access to new permanent housing in the City and work with Oversight Committee and non-profit agencies

Time Frame: Ongoing

Goal 5: A Strong Sense of Community and Responsibility

H-5.A Zoning Revisions. Zoning ordinance revisions to be accomplished (many of which have been noted in earlier sections) include:

- a. Immediately rezone all sites designated "Multi Family Residential" in the General Plan to a consistent "Multi Family Residential" zoning district. (See proposed revisions, APPENDIX A).
- b. Immediately eliminate Use Permit requirements for multi family projects in Multi Family Residential zones but provide that Design Review Permits for multi-family projects over 10 units will go to the Council. (See proposed revisions, APPENDIX A).
- c. Continue to allow the renting of rooms to 1 or 2 persons as an accessory use but eliminate parking requirements for that accessory use.
- d. Revise density bonus provisions in Chapter 17.84 to apply to certain types of workforce housing, duplexes and triplexes, potentially studio units, and to specify the density bonus amount for certain multi family projects.
- e. Provide for an Affordable Housing Overlay Zone.
- f. Review and revise Home Occupation ordinance.
- g. Review and potentially revise height bonus provisions for the Downtown.
- h. Provide for "group residential" or similar category as a conditional use in compatible zoning districts.

- i. Revise SRO ordinance to provide greater application and review/revise standards.
- j. Revise Special Residential policy to tighten affordability requirements.
- k. Eliminate Use Permit requirements for second units that meet adopted standards. Second units would require an administrative review with neighbor and Planning Commission notice. If there is no objection by neighbors or the Planning Commission, the project would be approved. Otherwise, the item could be appealed during a 10 day appeal period (at no cost) and would be reviewed by the Planning Commission.
- l. Add Use Permit for conversion of rental housing to other uses as permitted by law.
- m. Parking Standards: Review and analyze all residential parking standards and consider possible reductions to reflect current needs and mitigate identified constraints to housing. Examples of “best practices” to be considered include, but are not limited to allowing the potential for landscape parking reserves that can be designated for parking if needed in the future, but in the interim, can be used for landscaping, a tot lot or garden; reduced parking requirements in multi family locations near transit and services; shared parking standards for residential mixed use; and increased use of compact spaces.
- n. Review zoning ordinance for provisions that would enhance fair housing.

Responsibility: Planning Department, City Attorney
Financing: Staff time
Objectives: Revise Zoning Ordinance
Time Frame: 2002 as part of Zoning Ordinance Update

H-5.B Priority Processing. The City shall adopt Policy, applicable to all departments, giving priority both before and after discretionary approvals to 100% affordable projects, or projects meeting inclusionary requirements onsite over other applications received earlier and potentially, over City projects not involving immediate health or safety matters.

Responsibility: City Manager's Office, Interdepartmental,
Financing: Staff time
Objectives: Develop policy for project processing during and after approvals
Time Frame: 2002

H-5.D Fee Review. The City shall conduct a review of fees for affordable housing or other types of housing that meet certain goals, and revise fee structures to defer, shift and/or reduce fees where possible for affordable housing projects, and urge adjacent public services providers to do the same. The fee review shall specifically consider reductions based on unit size and increased flexibility in park fees, and deferrals until project occupancy.

Responsibility: City Manager's Office, City Attorney, Interdepartmental,
Financing: Staff time
Objectives: Fees Report
Time Frame: 2002

H-5.E Equal Housing Programs. The City will continue to assist funding of equal housing programs operated by NCRIMS or other agencies. NCRIMS develops analyses of impediments to fair housing, disperses information on fair housing laws in English and Spanish one on one with clients; during at least 12 annual outreach presentations to school, non profit agencies, tenant organizations, real estate organizations, property owner organizations, etc.; upon request in the NCRIMS office and at other non-profit agency offices. NCRIMS refers tenant complaints on discrimination, conducts rent mediation, and acts as a counseling organization that assists tenants, landlords, property owners and real estate professionals in reaching voluntary conciliation. If mediation fails and enforcement is necessary, NCRIMS helps tenants fill out official complaint forms which are then investigated and enforced by the State Department of Fair Employment and Housing or HUD, depending on the nature of the complaint.

Responsibility: Napa County Rental Information and Mediation Services (NCRIMS)
or potentially other agencies
Financing: CDBG
Objectives: Ongoing
Time Frame: Continuous

H-5.F Database and Monitoring Improvements. The City Planning Department shall upgrade land use and other planning-related databases and integrate this information into the City's GIS system in order to be able to:

- a. Provide better identification of the changing needs of the population needing housing;
- b. Monitor housing development and needs achievements on an ongoing, rather than a periodic basis;
- c. Monitor the supply of vacant and underutilized land (residential and non-residential) on an ongoing, rather than a periodic basis;

Responsibility: Planning Department

Financing: General Fund

Objectives: Update database and incorporate into GIS system

Time Frame: 2001-2002.

H-5.G Housing Element Review. Prior to budget decisions, the City shall annually review and evaluate the effectiveness of the policies and programs identified in the Housing Element.

Responsibility: Planning Department

Financing: Staff time

Objectives: Monitor Housing Element effectiveness

Time Frame: Prior to budget decisions

H-5.H Legislation. The City shall support, through letters, contacts with legislators or other means, allowing existing rehabilitated housing to qualify as a "reportable unit", and to devise a system for realistically counting actual living units in affordable group living projects. The City shall also support future legislation to reduce townhome construction liability problems.

Responsibility: Housing Authority

Financing: Staff time

Objectives: Ongoing

Time Frame: Met through existing agreements; ongoing

H-5.I Affordable Housing Transfer Agreement. Continue to participate in Affordable Housing Transfer Agreements with the County of Napa.

Responsibility: Housing Authority

Financing: Staff time

Objectives: Permit up to 15% (or 102 units) of Napa County very low and low income "fair share" needs to be met in the Cities of Napa and American Canyon.

Time Frame: Met through existing agreements; ongoing

H-5.J City/County Advisory Housing Commission. The City shall take a leadership role in exploring a city/county advisory housing commission to improve coordination between existing city and county organizations on housing issues; such as Affordable Housing Transfer Agreements, housing needs of farmworkers and other city/county issues.

Responsibility: City Manager's Office, Housing Authority

Financing: General Fund

Objectives: Improve coordination on city/county housing issues

Time Frame: Establish by 2002

H-5.K Housing Committee and Community Coalitions. The City shall appoint an ongoing Housing Committee with the following charges: to assist implementation of Housing Element Programs; monitor implementation progress and make sure that implementation measures continue to relate to the changing needs of the community; and periodically report to the City Council on the above. To transition to the new group, a majority of initial Committee members would be appointed from the Housing Element Steering Committee. The City shall also encourage community group/coalition efforts to provide ongoing support and advocacy for affordable projects at meetings, and promote affordable housing implementing actions.

Responsibility: Housing Authority and Planning Department

Financing: Added staff resources (H-5.M Housing Strategist Position)

Objectives: Ongoing

Time Frame: Ongoing

H-5.L Outreach Efforts. The City shall increase outreach and educational efforts by:

- a. Having staff available to organize or provide neighborhood and community outreach about affordable housing, design and density, tours of affordable housing developments, tenant and landlord issues, special needs housing, fair housing and related issues.
- b. Having staff and community members available at the County Fair or other major events to provide materials related to affordable housing developments in Napa, current housing issues and similar.
- c. Developing and providing a brochure(s) or flyers relating to current funding programs; housing element and zoning programs and incentives available for affordable housing; affordable housing projects, design and density, and housing site information, and disseminating such information with water bills, or the Community Resources Department newsletter, at meetings with developers, at City Hall and the library.
- d. Continuing to make information available to residents regarding home rehabilitation programs through Community Resources Newsletter and water bills and newspaper ads.
- e. Staff work to recruit and retain landlords for Section 8 Programs.

Responsibility: Housing Authority, Planning Department

Financing: Staff time and materials.

Objectives: General education and outreach

Time Frame: Development of fliers/brochures—ongoing; meetings—ongoing; fairs—ongoing.

H-5.M Housing Strategist Position. The City shall fund a position to facilitate affordable housing projects and implementation of Housing Element programs. This position would be responsible for educational efforts relating to all facets of housing and affordable housing; explaining and educating about specific proposed projects to neighborhood groups; writing grants for housing projects; housing sites analyses; identifying and promoting available incentives and inducements for affordable housing to private developers; monitoring, and generally assisting in the coordination and implementation of affordable housing programs.

Responsibility: City Manager, Housing Authority
Financing: Inclusionary Housing Fund, City general fund
Objectives: Improve implementation of Housing Element
Time Frame: 2002

H-5.N Local Revenue Sources. . The City Manager and staff will review financing options (a) through (e) below and any other financing sources in order to develop a financial strategy that will provide an ongoing local funding source for a City Housing Investment Fund.

- a. Existing local revenue sources:
 - ☐ Increases in Redevelopment Agency Housing Set Aside funds.
 - ☐ Reprioritizing CDBG Community Development funds.
 - ☐ Increases in TOT-generated general funds.
- b. Taxes: A 1/4 cent increase in the local sales tax and/or increases in the TOT (hotel) tax, implementation of a Real Estate Transfer Tax, or other taxes for the express purpose of supporting affordable housing, with the assistance of a Funding Committee. Such tax increases would require a 2/3 vote of the people.
- c. Redevelopment Agency: Possible formation of a new Redevelopment Agency Project Area with a major portion of any additional tax increment funds going to funding affordable housing projects.
- d. Other: Encourage employers to be active in finding solutions to housing. An example proposal of the latter -- New and existing private and public employers would pay an affordable housing tax for each employee earning below moderate (120% of median) wages. A sliding scale, varying inversely with wage level, would set the amount of the tax. The employer would pay the tax, through the existing business tax mechanism, to a fund dedicated to subsidizing affordable housing for low income workers in Napa. If the employee lived inside Napa, the tax would be 50% lower than the tax paid for a similar employee living outside of Napa.

Responsibility: City Manager's Office; Finance Director
Financing: As described
Objectives: Provide package of options for Council review; provide revenues
Time Frames: June, 2002, with substantial implementation of any new fees, taxes or special districts to raise revenues by 2003.

H-5.O Use of Funds. The City shall continue to utilize existing inclusionary fees, Local Housing Trust Fund fees, Redevelopment monies and other sources such as local revenue bonds, and continue to apply for State and Federal funds to be used for the development of housing affordable to very low, low and moderate income households, special needs housing and support services, first time homebuyer programs, retention of existing subsidized units as affordable, assisting very low and low income renters, rehabilitation of existing very low and low income units.



Workshop participants mapping possible new housing locations

Responsibility: City Housing Authority, Redevelopment Agency
Financing: Local, State and Federal sources including HOME funds, Mortgage Credit Certificate allocations, Low Income Housing Tax Credits, etc.
Objectives: Implementation of Housing Programs
Time Frame: Ongoing

H-5.P Maximize Rental Subsidies. The City shall continue to utilize to the fullest extent possible, available Federal subsidies to residents through the Section 8 or subsequent rental assistance program. The Housing Authority will provide information to residents on the use of any new housing assistance programs which become available.

Responsibility: Housing Authority, Redevelopment Agency
Financing: Section 8 Family Self Sufficiency Program; Section 8 Voucher Program,
Objectives: 150 Additional Section 8 Vouchers for very low and low income renter family households and 37 additional Section 8 Vouchers/Choice Program for very low and low income elderly renters.
Time Frame: 1999-mid 2006

H-5.Q Public/Private Partnerships. The City shall encourage increased use of private resources to help meet identified housing needs.

- a. Encourage partnerships with local banks, making use of their Community Reinvestment Act requirements;
- b. Continue with "Silent Second" and "Sweat Equity" programs, reducing not only the down payment but also the cost of the house and relaxing the lending criteria of lenders.

Responsibility: Housing Authority

Financing: Private sources

Objectives Increase coordination of private resources to achieve housing element goals

Time Frame: Ongoing

H-5.R Added Council Review. Evaluate the impacts of Council review of design review permits for apartments larger than 10 units to determine whether such review is acting as a constraint to the development of multi family housing.

Responsibility: Planning Department

Financing: Staff Time

Objectives: Review impacts of Council review of larger apartments

Time Frame January, 2004

**Housing Background--Housing
in Napa Today**

Housing Background -- Housing in Napa Today

5.1 Population, Housing and Jobs Trends

The City of Napa's population according to the 2000 U.S. Census was 72,585 people as of January 2000, an increase of about 15 percent over the 1990 population of 61,865 persons. During this same period Napa County also grew 15 percent, while the Bay Area grew by 12 percent. ABAG's *Projections 2000* forecasts that Napa County will have a steady rate of growth in population and jobs over the next 15 years, although the County's proportion of jobs and population will remain below 2% of the Bay Area total.

Population, Household and Employment Projections

Category	1995	2000	2005	2015
Bay Area Regional Total				
Population	6,394,300	6,930,600	7,380,100	7,832,600
Households	2,329,690	2,438,060	2,553,930	2,753,440
Average Household Size	2.68	2.78	2.83	2.79
Employed Residents	3,127,800	3,538,000	3,799,000	4,230,700
Jobs	3,227,390	3,688,590	3,966,990	4,460,660
Employed Residents/Job	.97/1	.96/1	.96/1	.95/1
Napa County				
Population	117,500	127,600	137,000	148,500
Households	44,050	46,240	49,630	55,040
Average Household Size	2.54	2.64	2.65	2.59
Employed Residents	54,300	61,600	67,800	78,700
Jobs	54,000	59,710	71,860	83,560
Employed Residents/Job	1.01	1.03	0.94	0.94
Percent of Bay Area Population	1.8%	1.8%	1.9%	1.9%
Percent of Bay Area Jobs	1.7%	1.6%	1.8%	1.9%
City of Napa (Includes RUL)				
Population	69,300	74,000	78,800	84,100
Households	26,620	27,520	29,520	30,430
Average Household Size	2.55	2.64	2.63	2.55
Employed Residents	32,400	36,000	39,200	44,700
Jobs	28,490	30,850	37,050	40,670
Employed Residents/Job	1.14	1.17	1.06	1.10
Percent of County Population	59.0%	58.0%	57.5%	56.6%
Percent of County Jobs	52.8%	51.7%	51.6%	48.7%

Source: ABAG Projections '2000

The table on the next page shows the ethnic distribution of the City's population according to the 2000 Census. In the 2000 Census, the City's Hispanic population comprised about 27% of the City's total population, while the non-Hispanic white population comprised about 68%, and other ethnic groups comprised 5%.

CENSUS 2000
CITY OF NAPA

TOTAL POPULATION	72,585	100.0%
RACE		
White	58,302	80.3%
Black or African American	381	0.5%
American Indian and Alaska Native	657	0.9%
Asian	1,241	1.7%
Native Hawaiian and Other Pacific Islander	117	0.2%
Some other race	9,181	12.6%
Two or more races	2,706	3.7%
HISPANIC OR LATINO AND RACE		
Hispanic or Latino (of any race)	19,475	26.8%
Not Hispanic or Latino	53,110	73.2%
White	49,536	68.2%
Black or African American	304	0.4%
American Indian and Alaska Native	393	0.5%
Asian	1,218	1.7%
Native Hawaiian and Other Pacific Islander	94	0.1%
Some other race	97	0.1%
Two or more races	1,468	2.0%

Source: U.S. Census 2000

Napa Economy

The City of Napa is a significant force within the Napa County economy, which is in turn part of the overall Bay Area economy. While the historic strength of the regional economy is in agriculture and the wine industry, a number of emerging industries have begun playing a larger role in Napa's economy.

Within the constraints of a limited land supply, the City's *Economic Strategic Plan* seeks to achieve a diverse blend of economic activity that benefits local residents while serving markets and visitors from around the world. The strategy calls for Napa to serve as the location of choice for high technology firms and their suppliers, as well as a premier overnight destination for visitors. It is also to offer a variety of retail goods and services to residents, workers and visitors with the overall goal being to enhance the quality of life for Napa residents.

The *General Plan Economic Element* finds that the local economy must be supported by housing affordable to the local workforce, quality education and training, adequate transportation and infrastructure systems and a quality of life that is vibrant and attractive to the city's diverse population.

The *Element* notes that each sector of the economy has an important role to play. Office based businesses—including high technology firms, financial services and professional services—generate a wide range of jobs and increase personal income but have modest city fiscal impacts. The retail and tourism/hospitality sectors have relatively low wages but are major contributors to the City's budget.

Major policy objectives of the City's *Economic Element* are to:

- Encourage full utilization of the City's vacant and underutilized nonresidential land.
- Promote mixed use development.
- Retain and expand existing businesses which serve as a foundation for Napa's future economic growth.
- Attract a diversity of retail uses that complement and broaden the existing retail mix.
- Continue to promote the City as a visitor destination and help local businesses capture visitor dollars--this includes promoting hotel development.
- Attract and expand industrial, high technology, and region-serving office development that diversifies the local economy and produces higher wage jobs
- Coordinate the city's *Economic Strategic Plan* with the city's housing strategy to promote a mix of housing types to meet the needs of Napa's existing and future workforce
- Improve regional access to Napa and local access linkages throughout the city

The *Economic Element Background Section* describes the economic base of the region and key business clusters in the region which are the sources of much of the future job growth potential, and provides information on labor force, land availability, and certain housing information.

The Background Report cites a 1992 KMA City/County Jobs Housing Needs study that projects substantial need/demand for housing for very low and low income households. The KMA Study compared housing demand by employment types. That study found that low and moderate income housing demand as a percentage of total employment ranged from 9.5% for office uses to 11.6% of hotel development.

The KMA study found that office space generates the highest employee counts and industrial the lowest. These figures are derived using average employee density factors such as 275 square feet/office employee and 1,500 square feet per industrial employee.

5.2 Household and Housing Characteristics and Needs

Household Types and Income

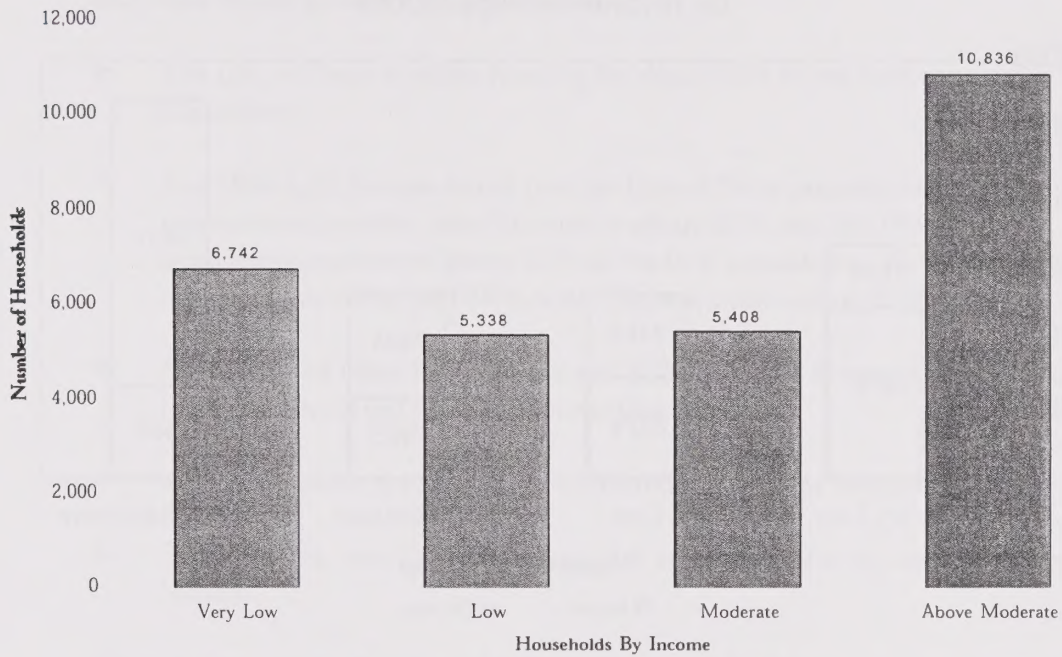
The scarcity of affordable housing in Napa continues to be a problem. In February, 2001, the average price of homes sold was \$285,000, an increase of over 21% from the year before (S.F. Chronicle, April 9, 2001). Based on the Multiple Listing Service (MLS), most single-family homes sell for much more, and the median priced condominium in the first 6 months of 2000 in Napa County was almost \$180,000. As shown below, very low, low and most moderate income households cannot afford to own housing unless they are able to increase their downpayment or participate in some subsidy program. According to the Napa Housing Authority, it is estimated that about 40% of the current households in Napa would be considered low and/or very low income (earning less than 80% of median income).

This impact of higher housing prices is more severe for lower income households since they have less disposable income or savings. The exclusion of low-income families from the ownership market increases demand for rental housing, causing rents to rise. Current rental rates are barely affordable for households earning 100% of median income. As with many Bay Area communities, the problem in Napa is twofold—affordability for lower income households; and, the supply or availability of units.

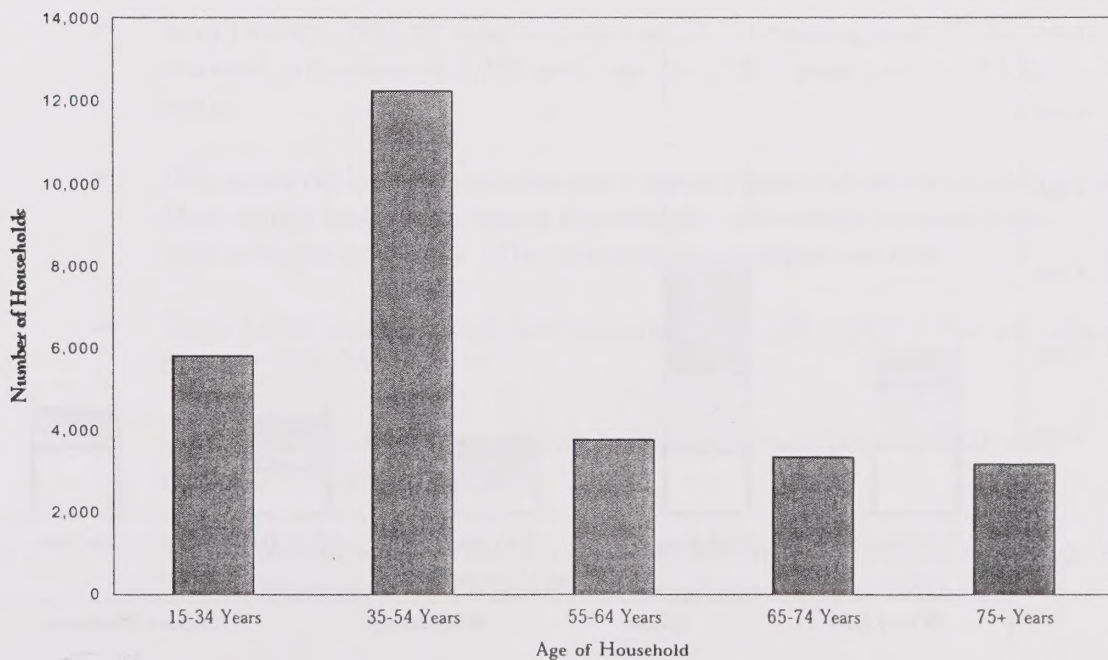
The tables on the next several pages (data from Claritas, Inc.) illustrate the estimated distribution of household types by income in 2000. About 62% of the households currently residing in Napa are estimated to have either very low, low or moderate incomes.

Napa's housing conditions and needs are reflective of many area-wide and nation-wide trends. People are living longer, there are more divorces, more single-parent households (especially those with a female head of household), more elderly households and more single-person households. Average household size in Napa has increased since 1990, from 2.54 to an estimated 2.64 persons in 2000. According to ABAG projections, by the year 2020, the average Napa dwelling will house 2.51 persons, slightly less than the projected County average of 2.57. Below are

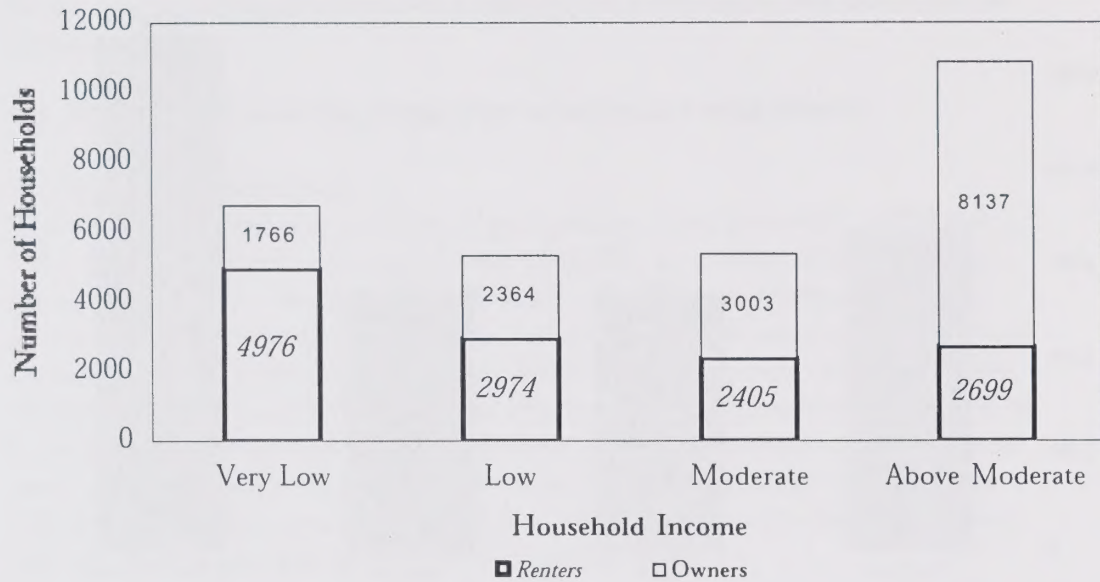
Distribution of Napa Households By Income (2000)



Distribution of Napa Households By Age (2000)



Distribution of Renter and Owner Households
By Income in Napa (2000)



Households in Napa By Income and Age (2000)



population and socioeconomic characteristics of Napa's population based on Census and Napa Housing Authority publications.

- The City of Napa provides housing for about 56% of the total county population.
- The 1990 U.S. Census found that the City of Napa population is predominantly white, non-Hispanic at about 82%, and the Hispanic population represented about 15% of the total population. By 2000, white, non-Hispanic comprised 68%, with Hispanics comprising 27%.
- About 27% of Napa homeowners and 52% of renters are estimated to be low income (earning less than 80% of median income).
- 57% of Hispanic households are estimated to be low or very low income.
- 38% of white, non-Hispanic households are estimated to be low or very low income.

Below is a summary of some of the characteristics of Napa's housing stock based on Census, California Department of Finance and Napa Housing Authority publications.

- As of January, 2000, the City of Napa had 27,711 housing units (DOF estimate), an increase of 2,789 units over the 1990 Census count of 24,922 units.
- 70% of the city's current housing stock is single family (detached or attached). Multi-family housing (including duplexes and apartments) comprise about 25% of the housing stock. The remainder are mobilehomes (5%).
- Single-family detached units have accounted for 2,122 (76%) of the new units between 1990-2000.
- Over one-third of the housing units in Napa were built prior to 1960, with about 10% built before 1940.
- The number of housing units in need of rehabilitation can only be estimated. The last housing condition windshield survey, conducted in 1990,

concentrated upon the oldest portion of the city: four core neighborhoods (the “downtown core”, “Oldtown” adjacent to downtown, the A-B-C Streets, and Westwood). Only 8% of the homes in these four neighborhoods demonstrated needing exterior repair.

Housing Costs and Ability to Pay for Housing

A measure of housing availability is the vacancy rate. The generally accepted ideal vacancy rate is 4.5% to 5.0%, which indicates a good balance between supply and demand in the housing market to allow normal turnover among households. A survey conducted by the City of Napa in September, 2000 of more than 1,800 units in larger apartment complexes found that the rental market area is extremely tight, with vacancies less than 1%, and rents had increased. (Note: September rents were compared with a similar April survey by Randy Gularte, a local realtor, and a smaller 1996 survey by Crown Property Management). In part this is due to a lack of new apartments being built. In the mid 1980's, tax law changes removed incentives to build multi family housing (Richard Burke, Santa Rosa Housing and Redevelopment Director).

The private market has not started any new Napa apartment projects greater than 10 units in Napa since 1990. Most local rental housing built since then has included public funding, although high demand and higher rents have led to some recent applications for new market rate apartment projects. Another indicator of high need/demand for lower income housing is that more than 1,000 applicants for the new, publicly subsidized 102 unit Silverado Creek Apartments.

Even with recent rent increases, market rate rentals do provide housing for moderate income households. In 2001, a 2 person household at median income, for example, could afford to pay \$1,253/month in rent and utilities, at 30% of monthly income. A four-person household at 120% of median (the upper limit considered moderate income) could afford to pay \$1,806/month in rent and utilities, again at 30% of monthly income. In September, 2000, average market rents were \$792 for 1-bedroom units, \$939 for 2 bedroom units and \$1,095 for 3 bedroom units.

In general, overcrowding and discrimination are more likely to occur when the rental vacancy rate is very low because property owners can be very or even unfairly selective in choosing potential tenants. Discrimination is difficult to quantify, although it is most likely to occur against families with children or on the basis of race or ethnic origin. The census defines overcrowded housing as any residence with more than one person per room, excluding bathrooms. The amount of overcrowded

2001

ANNUAL INCOME LIMITS:

Persons Per Household	30% Median Income	50% Median Income	60% Median Income	80% Median Income	100% Median Income	120% Median Income
1	11,700	19,500	23,400	31,200	39,000	46,800
2	13,350	22,300	26,750	35,650	44,600	53,500
3	15,050	25,050	30,050	40,100	50,100	60,100
4	16,700	27,850	33,400	44,550	55,700	66,850
5	18,050	30,100	36,100	48,100	60,200	72,250
6	19,400	32,300	38,750	51,700	64,600	77,500
7	20,750	34,550	41,450	55,250	69,100	82,900
8	22,050	36,750	44,100	58,800	73,500	88,200

NOTE: Source of Income Limits: U.S. Department of Housing and Urban Development (HUD) Regulations
Effective April 9, 2001

MONTHLY RENT: Total housing cost = 30% of gross monthly income

(includes provision of appliances and payment of all utilities [except phone] by owner.)*

Number Of Bedrooms**	30% Median Income	50% Median Income	60% Median Income	80% Median Income	100% Median Income	120% Median Income
Studio	293	488	585	780	975	1,170
1	334	558	669	891	1,115	1,338
2	376	626	751	1,003	1,253	1,503
3	418	696	835	1,114	1,393	1,671
4	451	753	903	1,203	1,505	1,806
5	485	808	969	1,293	1,615	1,938

* If appliances are provided by tenant and/or utilities are paid by tenant, the maximum allowable rent is to be reduced in accordance with "Allowances for Tenant Furnished Utilities and Appliances"
(See next page)

** Presumed Occupancy Levels:

One Person	Studio
Two Persons	1 Bedroom
Three Persons	2 Bedroom
Four Persons	3 Bedroom
Five Persons	4 Bedroom
Six Persons	5 Bedroom

housing is an indication of unmet housing need, since the lack of affordable housing typically forces people to live in smaller units or to 'double up' by sharing housing with other individuals or families. Unfortunately, the best source of reliable data for overcrowding is the census, and 2000 census data is unlikely to be available in time for the 2001 Housing Element updates. According to the City of Napa Consolidated Plan, almost 10% of all renters live in overcrowded households, with one-third of the overcrowded units occupied by lower income households. From 2000 Census data reported by the Napa Valley Register (May 27, 2001), the average number of people in rental units increased between 1990 and 2000 from 2.56 to 2.71.

Special Housing Needs

In addition to overall housing needs, cities and counties must plan for the special housing needs of certain groups. State law (65583(a)(6)) requires that several populations with special needs be addressed—homeless people, seniors, people with disabilities, large families, female-headed households, and farmworker households. The Housing Element should take into account any local factors that create an extraordinary need for housing, and should quantify those needs as best possible.

The City of Napa Consolidated Plan (May, 2000) identifies the following as special populations to be served by the City's Strategic Plan:

- Very low and low-income **renter families**.
- Very low and low-income **elderly renters**.
- Very low and low-income **existing homeowners**.
- Low-income **first-time homebuyers**.
- Very low and low-income **homeless persons**.
- Non-homeless with **special needs**.

Consolidated Plan strategies to meet these needs are further described in the next section of the Housing Element.

Elderly Housing

Elderly households can be defined, in part, by the age distribution and demographic projections of a community's population. This identifies the maximum need for elderly housing. Particular needs, such as the need for smaller and more efficient housing, for barrier-free and accessible housing, and for a wide variety of housing with health care and/or personal services should be addressed, as should providing a continuum of care as elderly households become less self-reliant. According to a private study conducted by Haran Hall Limited, the average senior unit in the Bay Area houses 1.2 persons as compared to the current average household size in Napa of 2.64. According to 2000 Census information reported in the Napa Valley Register (May 27, 2001), people above age 65 make up a greater percentage of the Napa County population than any county in the Bay Area.

According to the 2000 Census, the total estimated number of households where the primary householder is aged 65 years or more is 6,517 (24% of total households). Of those, 26% (1,708) are renter households and 75% (4,809) are owner households. About 73% of all elderly households are considered very low or low

income. Based on 1990 Census data extrapolated to current year 2000 households, it is estimated that 50% of the 1,708 elderly *renter* households (approximately 850 households) are paying more than 30% of their income on rent. Using the same methodology, it is estimated that 25% of the 4,809 elderly *owner* households (approximately 1,200 households) currently in Napa are paying more than 30% of their income on housing.

The increasing longevity of people and the increasing number of seniors in the population in Napa will create some additional need for affordable housing and specialized housing for older residents. This has the following implications:

- (1) Senior households on fixed incomes have limited resources for home improvements to maintain their homes.
- (2) Seniors are often limited to fixed incomes, although many may have considerable equity in their homes.
- (3) Adapting units to physical needs.

People with Disabilities

People with disabilities represent a wide range of different housing needs, depending on the type and severity of their disability as well as personal preference and lifestyle. 'Barrier-free design' housing, accessibility modifications, proximity to services and transit, and group living opportunities represent some of the types of considerations and accommodations that are important in serving this need group.

Based on the Consolidated Plan, it is estimated there are 1,743 individuals residing in Napa who have a mobility disability. Persons with a disability quite often need special housing facilities, and those unable to work may need financial assistance for housing. Several considerations related to housing for physically disabled people include:

- (1) As the proportion of seniors in the City's population increases, handicapped accessible housing will become even more needed.
- (2) Consideration can be given to handicapped dwelling conversion (or adaptability) and site design in new or renovated construction.

Large Households

Large households, defined as households with five or more persons, have special housing needs. Large households tend to have difficulties purchasing housing because large housing units are rarely affordable and rental units with three or more bedrooms are not common in Napa. Over 60% of the overcrowded rental units in

the City are occupied by large, related households. According to the 2000 Census, the total number of households with 5 or more persons is 3,302, or about 9% of all households. Of those, 49% (1,612) are renter households and 51% (1,690) are owner households. Thus, large households comprise about 16% of the renter-occupied units in the City, and about 6% of the owner-occupied units.

Female-headed Households

Female-headed households need affordable housing with day care and recreation programs on-site or nearby, in proximity to schools and with access to services. Households with female heads, like large households, may have difficulty in finding appropriate-sized housing. And despite fair housing laws and programs, discrimination against children may make it more difficult for this group to find adequate housing. Women in the housing market, especially the elderly, low and moderate income and single-parents, face significant difficulties finding housing, and both ownership and rental units are extremely expensive relative to the incomes of many people in this population category.

Farmworkers

The Napa Valley is a fertile agricultural area known for its grape vineyards and fine wineries. The Employment Development Department estimates farm employment in Napa County to vary from a peak of 4,700 people during the harvest season to a low of 2,400, with an average annual employment of 3,165 workers. Farmworkers have a variety of special housing needs in terms of affordability, location, and duration of residence.

Napa County has both a large flux of seasonal workers as well as a substantial base of year-round farmworkers who reside permanently in the County. Seasonal farmworker housing is typically located in vineyard areas while the City has been a source of permanent rental housing in both market rate and subsidized apartments. The most recent study estimates there are approximately 2,000 migrant workers that come into Napa Valley each harvest season. The Napa Valley Housing Authority estimates that approximately 200 to 300 additional beds are needed for migrant workers over the next five to seven years.

In addition, in collaboration with the Napa Valley Vintners Association, the Napa Valley Housing Authority is currently completing a farmworker housing study performed by U.C. Davis researchers. The results of the study are expected to be available in early 2002. Based on the results of the study, actions will be identified to address various farmworker housing needs. The Housing Element includes a

program to assist farmworkers in finding available housing by distributing bilingual information and working with existing non-profit agencies, such as Napa Valley Community Housing and California Human Development Corporation that provide services and housing for farm workers.

First-time Homebuyers

The task of finding an affordable home, meeting down-payment and closing costs, and qualifying for a mortgage for the first-time homebuyers creates a special category of housing need as identified in the Consolidated Plan.

Homeless Individuals and Families

Homeless individuals and families have perhaps the most immediate housing need of any group. They also have one of the most difficult set of housing needs to meet, due to both the diversity and complexity of the factors that lead to homelessness, and to community opposition to the siting of facilities that serve homeless clients. The Continuum of Care strategies discussed in the next section of the Housing Element address homeless needs in detail. The Napa County Gap Analysis shows estimated county-wide needs for this group.

5.3 Termination of Federal Subsidies

Government Code Section 65583 requires each city and county to adopt analysis and programs for preserving assisted housing developments. The analysis is required to identify any low income units which are at risk of losing subsidies between 2000-2008. This analysis researched the low income rental housing units in the City subsidized by Federal programs at possible risk of losing subsidies.

The City has had good success in preserving low income units. There are two projects/portions of projects which are at risk of conversion to a market rate status by 2008. The first is Charter Oaks, a 75 unit low income project. For Charter Oaks, the City has reached an agreement with the new property owner to assure preservation of the units through loans and a guarantee of bond funds. The second is 14 Section 8 units which are part of the largely market rate Creekside Park Apartments. The Housing Authority reports that under current Federal regulations, if the owner does not renew the Section 8 contract for these units, existing tenants will be issued enhanced Section 8 tenant-based Vouchers from HUD which will allow them to either remain at Creekside with the government paying the increased market rate rent, or to use the Voucher to move to another unit. The Section 8 subsidies for these units expire in February, 2004. As that time frame draws nearer, the Housing Authority will work with the owner to attempt to preserve these units as affordable units.

Inventory of Low Income Rental Units in City of Napa
Subject to Termination of Federal Mortgage and/or Rent Subsidies
By the Year 2011 and Status

Rolff's/Concordia Manor, a 366 unit senior low income project.

2400 Fair Drive

Napa, CA 94558

Status: Owned by Rolffs Memorial Manor, a non-profit

Not at risk for conversion to market rate

Napa Park Apartments, a 140 unit low income apartment

790 Lincoln Avenue

Napa, CA 94558

Status: Purchased by tenants in 1995 with assistance of \$275,000 City equity loan and \$7 million in bond funds. Preserved as a low income complex.

Charter Oaks, a 75 unit low income apartment

3017 Browns Valley Road at Laurel Street

Napa, CA 94558

Status: In 2000, City assured preservation of this apartment as a low income complex through loans and guarantee of bond funds. Owned by Charter Oaks Associates.

Creekside Park Apartments, a 188 unit, largely market rate complex which includes 14 Section 8 elderly units.

Browns Valley Road

Napa, CA 94558

Status: Section 8 subsidies expire February, 2004, and manager has indicated owner may not wish to retain Section 8 units.

Napa Creek Manor, an 84 unit senior low income senior project

1300 Jefferson Street

Napa, CA 94558

Status: Owned by Napa Housing Foundation, a non-profit

Not at risk for conversion to market rate units.

Planning for Our Future

The future of our community is in our hands. We must plan for the challenges ahead, from housing to transportation. By working together, we can create a better future for all.

Our community is growing, and we need to plan for the future. We must ensure that we have enough housing for everyone, and that our transportation system is efficient and sustainable. We must also ensure that our schools and healthcare system are ready for the future.

We must plan for the future, not just for ourselves, but for the next generation. We must ensure that we have a sustainable future, one that is healthy and prosperous for all.

Our future is in our hands. We must plan for the challenges ahead, from housing to transportation. By working together, we can create a better future for all.

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Our future is in our hands. We must plan for the challenges ahead, from housing to transportation. By working together, we can create a better future for all.

**Housing Background--Planning
for Our Future**

1. The first part of the document is a list of the names of the persons who have been appointed to the various positions of the Board of Directors of the Corporation.

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Housing Background -- Planning for Our Future

6.1 ABAG Regional Housing Needs Determinations

The State of California enacted law (Government Code Section 65584) requires each Council of Governments (COG) to periodically distribute the state identified housing need for its region. In anticipation of this process, the Association of Bay Area Governments (ABAG) Executive Board adopted a methodology to distribute the housing need numbers among its member jurisdictions for the 1999-2006 period. The distribution of units is weighted by jobs, and the distribution of units by income category is calculated by additional factors. Each jurisdiction is required by law to incorporate its housing need numbers into an updated version of its general plan housing element.

The Regional Housing Needs Distribution planning period is from January 1, 1999 through June 30, 2006. In other words, units built or approved, including second dwelling units since January 1, 1999 can be counted toward the City's housing need. Each jurisdiction is responsible for planning for its housing need allocation in their respective housing elements and general plans.

January, 1999- June, 2006 Regional "Fair Share" Need For City of Napa and Recent Construction

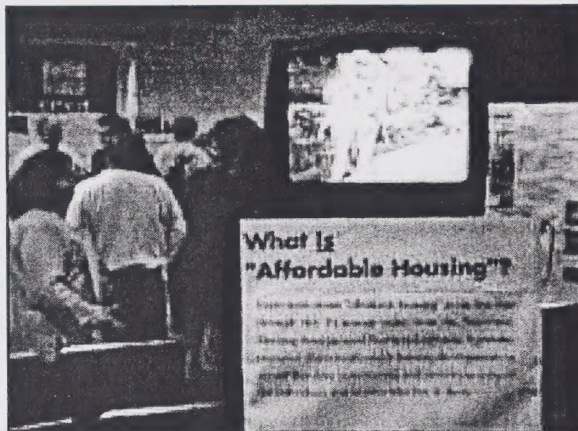
City of Napa Amount	Very Low Income	Low Income	Moderate Income	Above Moderate	Total Projected Need
<i>1999-2006 Need</i>					
Number	703	500	859	1,307	3,369
Percent of Need	21%	15%	25%	39%	100%
<i>Units Completed</i>					
Number	45	123	18	571	757
(Credited to County)	(-18)	(-34)	0	0	n/a
Total	27	89	18	571	705
Percent of Units Completed	4%	13%	3%	80%	100%
<i>Remaining Need</i>					
Number	676	411	841	736	2,664
Percent of Remaining Need	25%	15%	32%	28%	100%

Source: Draft ABAG Housing Needs Determinations (January, 1999 - June, 2006)

Note 1: Units completed or under construction after 1/99 include 25 very low and low income units at Pecan Court; 14 very low and low income units School House; 102 very low and low income units at Silverado Creek Apartments; 17 very low and low income units at Whistlestop Apartments; 10 low income units at Las Flores Court, and 14 moderate income duplex and fourplex units. Also includes 571 above moderate income building permits issued 1999-2000.

Note 2: Very low, low income units constructed in City of Napa are reduced by 52 units credited to Napa County as the County provided housing impact fees for their construction..

Regional “fair share” need numbers for Napa indicate the city must identify sites (as of January 1, 2001) for 2,664 units in the short term (to June, 2006). Of these, 676 are needed for very low income households; 411 for low income households, 841 for moderate income households and 736 for above moderate income households. Above moderate income need is expected to be met by market rate construction of single family homes. Market rate rental construction has typically provided units affordable to moderate income households (this is based on moderate income households -- 100-120% of median -- paying 30% of their income for rent and current survey of market rents); while new construction for very low and low income households usually must rely on multi family projects with some public subsidy.



Housing Workshop -- Video on Affordable Housing

6.2 Where Can We Put New Housing?

Housing Element law requires that the City inventory vacant and underdeveloped sites, as well as sites with known potential for redevelopment which are available for housing development. The City has an obligation to identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to encourage the development of housing consistent with City “fair share” regional need numbers.

To determine whether the site is truly “available for development”, the element must indicate the zoning, whether the site is sufficiently served by public facilities such as sewer and water, the slope and topography and whether there are environmental barriers to development, such as wetlands. The inventory should include density ranges for all residential land use. The analysis of zoning should consider historical land use patterns, densities and indicated trends, and whether sites are developable “by right” meaning the use doesn’t require a conditional use permit. The analysis should specify the availability of water, sewer, transportation and other infrastructure for sites in each category. Finally, this section should describe the potential for mixed use zoning.

Land Available for Housing

The City of Napa was perhaps the first city in the region to adopt a Rural Urban Limit (RUL) line in 1975 to protect its agricultural, small town heritage. That RUL has remained in place, virtually unchanged, for the past 25 years. The City debated the wisdom of expanding the RUL during the recent 1998 General Plan update but ultimately reaffirmed the existing RUL. Following the 1998



Silverado Creek Subdivision

General Plan adoption, the City Council took further action to place on the ballot “Measure A”, which requires a vote of the people to modify the boundaries of the RUL. This measure passed and is in place. Thus, the City has a history of and support for maintaining these urban boundaries. Given this, a major policy thrust of the Housing Element is to assure wise and efficient use of remaining vacant and built on land to provide for future needs.

Areas of town where residential land is available are found in the table on the next page entitled “Potential Land Available 1990-2020” This table includes all land available 1999 to 2020 within Napa’s Rural Urban Limit (RUL). Some of this land is not available in the short term due primarily to flood constraints, or location on the urban fringe—within the RUL but currently outside of the City and its existing LAFCO Sphere of Influence. Areas of town where this occurs are identified with a ** in the table, and a map identifying these areas also follows.

The second table, on a following page, shows “Estimated Land/Residential Potential Available in the Short Term (1999 on)”, and includes acreage (and corresponding development potential) available to help meet short term housing needs 1999-2006. It subtracts out those lands that are subject to flooding constraints until the Napa River Flood Protection Project is completed in 8+ years, and lands on the urban fringe which are outside the City and its current Sphere of Influence, but are within the City’s RUL.

Sites for Low Density Housing. As described elsewhere in this document, new low density, single family homes help meet needs of “above moderate” income

Potential Land Available (1999-2020)

Planning Area	Gross Vacant/Underdeveloped Low Density Acreage (1999-2020)	Potential Low Density Units at Low-Mid General Plan Density Range (1999-2020)	Gross Vacant/Underdeveloped Multi-Family Acreage (1999-2020)	Potential Multi Family Units at Mid General Plan Density Range (except as noted)	Totals
Linda Vista	119	362	21	397 (1) (2)	759
Vintage/Big Ranch**	294.6	715	24.1	473 (3) (4)	1,188
Browns Valley (8)	431	364	--	--	364
Pueblo	56	148	1	15	163
Beard**	19.4	81	79.9	1,460	1,541
Alta Heights	108.7	195	3	45	240
Westwood**	269	568	39.6	602	1,170
Central Napa	14.3	81	35.9	476 (5)	557
Soscol	0.2	1			1 (see MU)
Terrace Shurtleff	160.8	611	11.9	186	797
Stanly Ranch	?		?	?	--- (6)
Mixed Use (7)			32.4	626+	626+
Totals	1,473	3,126	248.8	4,280+	7,406+

Note 1: Includes 43 unit Aegis Project developed on 1.1 acres and 49 unit Las Flores Court developed on 5.5 acres

Note 2: Includes, in upper total only, 117 unit pending senior low income project on 2.2 acres

Note 3: Includes 102 unit Silverado Creek developed on 4.8 acres

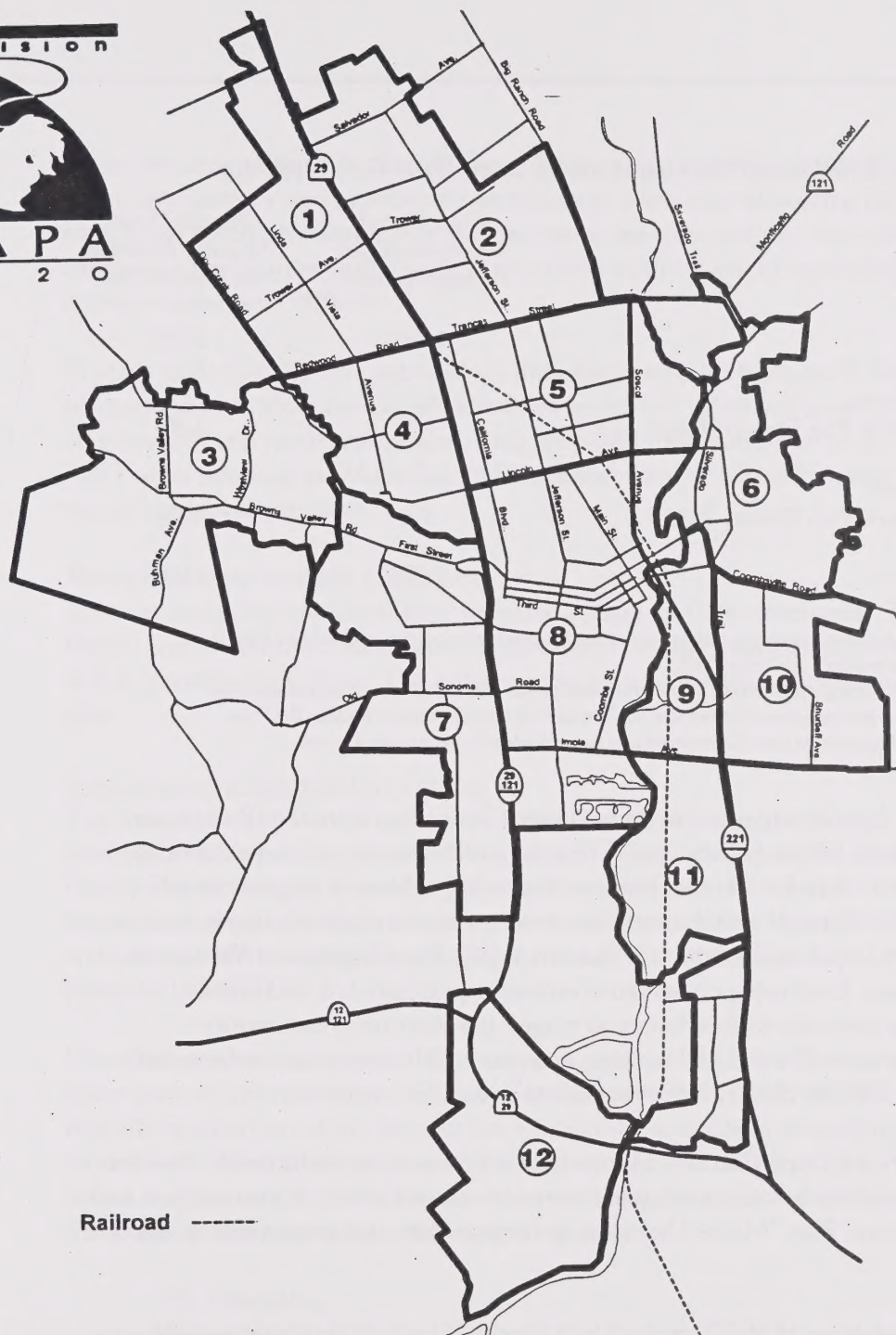
Note 4: Includes 117 unit approved senior project "The Reserve at Napa" on 4.7 acres

Note 5: Includes 28 unit Pecan Court developed on 1.3 acres

Note 6: Although still a Study Area, Stanly Ranch residential is considered by staff to be unlikely

Note 7: Throughout City; focuses on sites designated "Mixed Use" in General Plan; other unspecified potential in other Commercial sites where residential uses are also allowed.

Note 8: Includes 188 acres of land designated "Resource Area" in 2000



Railroad -----

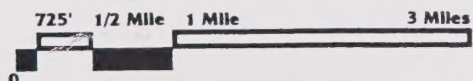
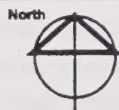
City of Napa General Plan

Pingarea.DS4

12/98

Figure 1-2

Planning Areas



- | | |
|------------------|-----------------------|
| 1. Linda Vista | 7. Westwood |
| 2. Vintage | 8. Central Napa |
| 3. Browns Valley | 9. Soscol |
| 4. Pueblo | 10. Terrace/Shurtliff |
| 5. Beard | 11. River East |
| 6. Alta Heights | 12. Stanly Ranch |

Estimated Land/Residential Potential Available in the Short Term (1999 on)

Housing Type	Gross Vacant/ Underdeveloped Acreage Available	Housing Unit Potential Available per General Plan
Low Density	1,267	2,580
Multi Family sites (At Mid-General Plan Density Range)	150	2,381
Mixed Use sites (At Mid-General Plan Density Range)	7.4	185+
TOTALS	1,423	5,146+

Note 1: This table deletes acreage/potential subject to flood constraints or location on the urban fringe which may not be available until after 2006.

Note 2: Except where projects have been approved or developed at different densities (multi-family sites).

Note 3: Focuses on sites designated "Mixed Use" in General Plan and one known "Business Prof." site. Other unspecified potential in other Commercial sites where residential uses are also allowed.

households. Low densities in the Napa General Plan range from 0 - 10 units per acre. There are 113 low density "pods" or areas which have more discrete density ranges, from 0 - 2 to 5 - 10 units per acre, depending primarily on generalized neighborhood character and environmental site constraints (hillside slopes, creeks, etc.). Hillside slopes are found in the Browns Valley, Alta Heights and Westwood Planning Areas. Even using conservative estimates (typically 1/4 to 1/2) of development potential within these pod ranges, the short term low density development potential of 2,580 housing units on 1,267 acres of land substantially exceeds the 736 low density "above moderate" short term need.

Therefore, the Housing Element sites analysis has focused on multi family sites that help meet very low, low and moderate income household needs. It also analyzes and includes General Plan "Mixed Use" sites, as they provide additional multi family unit potential.

Sites for Medium or Higher Density Multi Family Housing. A refined list and map of larger vacant and underdeveloped Multi Family Residential and Mixed Use sites in Napa available for multi family housing developments (short term to 2006 and longer term) is included as Appendix C. The General Plan also provides ranges of development potential by pod for multi family housing. Unit potential has been

conservatively estimated at the mid General Plan range given that some of these sites are already partially developed and may choose to work around existing development. Also, while nearly all multi family sites are flat, some have creek or other site constraints that require clustering and may make achievement of upper ends of density ranges more difficult.

This list finds that the unit potential on these larger sites available short term is adequate to meet short term needs identified by ABAG. Remaining year 2000-2006 very low, low and moderate income needs are 1,928 units compared to an estimated 2,381 units potential on Multi Family Residential sites. If Mixed Use sites are added, the unit potential increases.

Potential Zoning and Site Constraints

The sites analysis must also analyze potential zoning and site constraints. The Multi Family and Mixed Use Sites tables in Appendix C include information on zoning, as well as infrastructure notes. The following discussion explains information in the table.

Site Constraints Identified by Zoning

The sites analysis should indicate whether there are environmental barriers to development, such as wetlands and steep slopes. Nearly all of the identified Multi Family Residential and Mixed Use sites are flat sites. Only two sites have hillside slopes which may necessitate clustering: one on Browns Valley Road (50-270-13) and one which is currently outside City limits and is considered to have "longer term potential (43-062-06)

More common constraints are the presence of creeks or the Napa River, which may affect parts of individual sites. One site on California Blvd (2-071-01) has a creek that affects a portion of the site, but has a remaining area where development could be clustered. Several other sites are adjacent to creeks and the Napa River, which means development setbacks must be observed along the river or creek frontage, and the property may be subject to floodplain regulations.

:FP Floodplain.

Many of the identified multi family sites have an "FP Zoning Overlay, e.g., they are within the 100 year Floodplain. In the Floodplain, development is not precluded, but some basic requirements apply: all new residential construction and substantial improvements to residential units must have the lowest floor, including basement, elevated to 1 foot or more above the base

flood elevation; and all attendant utilities and sanitary facilities must be constructed to resist flood damage. Depending on the location, the city may also require onsite stormwater detention (surface or below surface) so as not to add to peak flood flows in the Napa River.

Many properties are further affected by constraints associated with Floodway, Flood Evacuation Area and Flood Reduction Project Ordinances. These sites are not identified as having short term development potential, before completion of the Flood Reduction Project in approximately 8+ years, as current regulations are very restrictive. Such sites have the following Zoning Overlay Districts.

Floodway. Some of the sites within the Floodplain are also within the Floodway, as noted in Appendix C. The Floodway is the area within the Floodplain which must be reserved to carry the base flood. There are very strict regulations that apply to all development within the Floodway to prevent any blockage of the flood waters. In cases where most to all of a site is within the Floodway, it has been identified as having longer term potential, after the Napa River Flood protection Project is constructed and the Floodway is redefined.

FEA Flood Evacuation Area: The Flood Evacuation Area and policies were established to protect residents and minimize impacts to emergency services caused by residential developments in the Area. During the 1986 flood it was found that many residents refused to evacuate their homes until the situation became so hazardous emergency services were required to assist them. As a result, any development of more than 4 units per site is only permitted when flood evacuation needs of future residents have been addressed to the satisfaction of the public Works Director. In practice, this has essentially precluded new multi family development of more than 4 units. Sites within the FEA are noted as having longer term potential, after the Napa River Flood Protection Project is constructed.

FRP. Flood Reduction Project. Sites with this notation are affected by the Flood Reduction Project urgency ordinance. That ordinance imposes interim limitations on the development of properties located in areas being studied for use in connection with the Napa River/Napa Creek Flood Reduction Project. In general, proposed projects in this area must prove they will not materially frustrate, delay or be detrimental to the orderly implementation of the flood project in order to be considered for approval.

In addition to flood constraints, several sites on the Appendix C list are located along “Crucial Corridors” and are therefore affected by a “:TI Traffic Impact Overlay District.”. While the TI overlay does not preclude multi family projects, it does have increased parking requirements, which may affect or reduce the number of units that can be achieved.

:TI Traffic Impact Overlay District is to help maintain acceptable traffic flow on the City’s “Crucial Corridors” (Which per the 1998 General Plan include parts of West Imola [Lenhart to Soscol], Trancas Street [29 to Soscol], Lincoln Avenue [Jefferson to Silverado], Jefferson Street [Trancas to Imola], Soscol Avenue [Imola to Trancas], and Silverado Trail [Soscol to Trancas]. Several multi-family sites on the Appendix C list have :TI Overlay zoning. In this Overlay area, high traffic uses generating more than 520 trips/gross acre per day are prohibited unless adjustments in operations, acreage, etc. are made to reduce the number of trips to an acceptable level. Typical multi family uses generate somewhere between 5-9 trips/day per unit and senior projects generate far fewer, thus the :TI Overlay does not prohibit/affect multi family projects at densities at or higher than those permitted by the City’s General Plan.

However, other :TI provisions require that driveways be limited/combined on crucial corridors; encourage joint parking and access between abutting properties; and parking be increased by 20% above requirements otherwise applicable to the project. This parking increase may affect site design or reduce the number of units that can be achieved on the site.

:A Agriculture. The :A Agricultural Overlay is included for information as a couple of the subject sites have this zoning Overlay. It does not increase use restrictions. Instead, the :A Overlay allows greater opportunities for individuals to raise livestock and carry on agricultural pursuits.

Infrastructure Analysis

The sites analysis should also indicate whether the site is sufficiently served by public facilities such as sewer and water. A more general, citywide analysis is provided under Section IV. Constraints on Housing. The following summary provides more site specific detail as of 2000.

All but one of the identified multi family sites identified for short term development are considered “infill” sites—that is, within the existing city limits which can be

served by nearby water, sewer, streets, and storm drainage. (A couple of properties are unincorporated island areas; annexation of islands are handled routinely when development applications are proposed) One Multi Family site outside the current city limits and LAFCO Sphere of Influence is identified for longer term development. During Housing Element development, staff discussed individual multi family sites with City and Napa Sanitation District Engineers to identify whether there are major infrastructure needs likely to affect these sites under current policies and standards. In most cases there are not. Where infrastructure needs beyond typical onsite improvements are known to affect a site, they are noted in the Appendix C list.

Water Supplies/Infrastructure

Water supply is not considered a constraint to planned development in Napa as described in more detail in Section IV. Water Division engineers state that in general, the current system can handle most development without unusual infrastructure requirements. The city is currently designing two water tanks to increase storage for operations and emergencies; one of these is expected to be under construction next year. Of the multi family sites, the only site which poses unusual difficulties is a Browns Valley Road site (50-270-13), where water pressure to the uppermost part would be difficult. However, this is also the steepest part of the site, and development of this portion is not likely.

Wastewater Infrastructure

Napa Sanitation District provides wastewater collection treatment and disposal for the City of Napa, and sewer capacity constraints are not anticipated as a result of improvements nearing completion (discussed further under the Government Constraints section). NSD staff reviewed the multi family sites with planning staff on an “overview” basis. (Detailed site specific analyses aren’t typically conducted until projects are submitted) Sites that may require line upgrades or extensions beyond standard frontage improvements are noted in Appendix C. Such improvements would be expected to occur as part of a project approval.

Storm Drainage

The City is preparing a Storm Drainage Master Plan to identify and prioritize a comprehensive system list of all storm drainage improvement needs in the community and funding mechanisms. Meanwhile, the City is collecting a citywide stormwater system service fees to pay for a tentative list of needed capital improvements; is implementing Big Ranch Specific Plan standards for that area which requires onsite or underground detention so as not to increase peak flows to the Napa

River, and identifies specific requirements for individual projects as part of the project's environmental review.

Streets

Street extensions and improvements are handled by the Public Works Department. Street frontage and interior street improvements are required to be provided as part of any project, as well as payment of Street Improvement Fees to cover a portion of planned citywide street improvements. In several parts of the City, special area fees are also levied to pay for improvements. These areas include North Jefferson, Big Ranch, Orchard Avenue, Redwood Avenue, Linda Vista and the Pear Tree Lane areas. In some cases, offsite improvements may also be required based on a specific project's impacts.

Review of multi family sites finds that the Von Uhlig site project will be expected to extend Big Ranch Road through to Soscol Avenue in conjunction with that project. The planned extension of Solano Avenue through to First Street may affect identified First Street multi family properties near the freeway; alternative alignments are under study. A right of way extension of Saratoga Drive will affect 190 Silverado Trail. Other street improvements are less easy to predict and would be based on project specific traffic analyses conducted when applications are submitted.

Specific Types of Housing

The sites analysis must also address certain types of housing. A brief discussion of specified types follows:

Mobilehomes and Manufactured Housing

The City has several mobile home parks:

1. Grandview Mobile Home Park, 4130 Byway East
2. La Siesta Village, 4433 Solano Avenue
3. Miller's Senior Park, 3130 Jefferson Street
4. Napa Valley Manor, 770 Lincoln Avenue
5. Napa Valley Mobile Home Park Ltd., 1040 Orchard Avenue
6. Newell's Mobile City-Napa Salvador Mobile Estates, 4421 Solano Avenue
7. Oaktree Vineyard, 2001 Salvador Avenue
8. Pueblo Trailer Park, 1700 Pueblo Avenue
9. Rexford Mobile Estates, 1350 Pueblo Avenue
10. Riverpoint Napa Valley, 500 Lincoln Avenue
11. Silverado Pines Mobile Home Park, 150 Silverado Trail
12. Valley Estates, 533 Soscol Avenue

Mobile home parks provided 5% of Napa's housing stock in 1990. New mobile home parks are specifically allowed in large areas of the City: the Single Family Residential and Single Family Infill areas, thus many of the sites listed in the "low density residential" category would be potentially available for mobile home parks. However, no new mobile home parks have been proposed in the last decade, and high costs of land make new parks less likely. One mobile home park will be affected by the Napa River Flood Reduction Project: some units in that park will need to be acquired for flood reduction purposes.

Manufactured housing, defined as a single family detached structure that is manufactured offsite under the National Manufactured Home Construction and Safety Standards Act of 1974, transported to the site and installed on a permanent foundation system, is treated the same as single family housing constructed on the site. It is permitted where single family homes are permitted per State law (Govt. Code 65852.3)

Farmworker Housing

Seasonal farmworker housing is provided in the unincorporated areas of the County while the City of Napa provides a primary location for permanent rental housing for farmworkers and other lower income households. The sites identified for multi family residential construction, including Single Room Occupancy (SRO) projects, would therefore also provide sites for new construction to serve this group.

Transitional Housing and Emergency Shelters

Transitional Housing, defined as a housing providing stays longer than 3 months and shorter than 2 years (*Note:* Transitional housing services usually include comprehensive case management services with the goal of transitioning the individual or family into permanent housing), may be provided in small residential care facilities for 6 or fewer residents. These types of facilities are permitted uses in accordance with State law and are found throughout the City in single family neighborhoods. In accordance with the General Plan Land Use Element, larger transitional housing and emergency shelters are allowed as Conditional Uses in Multi Family Residential areas and in limited other land use categories that allow larger group quarters or residential care facilities. The Multi Family category is therefore also important in providing sites for this special needs housing.

Non Residential Land Inventory.

The Economic Element of the General Plan, adopted in 2000, found that there is very limited remaining vacant land – about 112 acres—designated for non residential

consider the types of development that will occur on precious remaining corporate park sites; and that reuse and intensification of existing developed properties will play an important role in providing for future business needs.

6.3 Discussion of Key Issues

Efficient Use of Land

The Housing Element proposes several policies and actions to provide for a more efficient use of land within the City's Rural Urban Limit, recognizing that there is a limited land supply and that efficient use needs to be made of it to reduce pressures over time to expand the RUL.

Most policies and actions are self explanatory; a few require explanation. Those related to General Plan Amendments proposed concurrently with Housing Element adoption are found in the appendix.

Density Bonus for Multi Family. The Housing Element recommends that a specific policy be established for Multi Family density bonuses consistent with State density bonus law. State law requires cities to provide density bonuses of at least 25% when projects construct either 10% very low or 20% low income units onsite. This policy would specify that that bonus could be increased up to 100% depending on how well designed the project is.

Density Flexibility for Multi Family. A similar way to address design and achieve more needed units in multi family projects without requiring additional affordable units is to provide some additional density flexibility for multi family projects to achieve great design. The Housing Element proposes to allow the potential for some density flexibility, up to the top of the General Plan range, for projects that can provide excellence in design through a discretionary Use Permit process.

Housing and Jobs Balance

The 1998 General Plan projected a balance between numbers of jobs and housing units over the life of the Plan. The Economic Element adopted in 2000 provided more specificity about the types of jobs anticipated, and concluded that the local economy must be supported by a variety of housing affordable to the local workforce. The Housing Element provides many strategies the City may use to directly address this linkage between jobs and housing: from providing a priority for housing on surplus city sites to considering the impact of major non-residential proposals on increased housing demand when projects are reviewed.

Variety of Housing Types and Choices

This Housing Element emphasizes the importance of providing a variety of housing types and choices to enable our children to continue to be able to live in Napa, to provide for continued diversity in households. As recent Census figures indicate, the state, country and region is continuing to change. There are more single parent households and non-traditional households, and an increase in older households. Additionally, a major part of Napa's economy has been and will continue to be tourism and service related industries. All of these trends mean that we need a variety of housing types to provide for our workforce and to provide choices for our children and ourselves. Increasing variety—through mixed use projects with housing over stores or offices or as part of larger projects, and additional apartments near transit and services, enhance our ability to get around by allowing people opportunities to walk or bicycle more and drive less, support use of public transit, and enhance the vitality of nearby commercial areas.

The current distribution of households in Napa (Claritas estimate as of 2000) is that 24% are considered very low income, 19% low income, 19% moderate income, and 38% above moderate income. The table in the previous section shows the income distribution by age. Both younger and older households have the most difficult time finding affordable housing based on income.

Great Neighborhoods

Improved Design. This Housing Element recognizes that design is *key* to successfully “fitting in” multi family and mixed use projects on infill sites. It is also important in single family subdivision design in influencing how well we can get around, interact with our neighbors, and enjoy some of the unique features of our particular neighborhood.

The Housing Element poses several Design Principles for Infill Housing Development to build better housing and neighborhoods. The principles are based on concepts often cited in “livable community” or “pedestrian oriented” or “smart growth” design guidelines. They are taken in part from the “best practices” handout on design which helps illustrate the principles included in the Element.

Fair Share. An important concept in this Housing Element is the concept of “fair share” of varied housing in all neighborhoods. This is not intended to mean there would be large apartments on every block. Larger apartments are more effectively located near transit and services throughout the city. However, even in largely single family neighborhoods, there are many types of less costly housing that can continue

to “fit in” well as they have in the past, such as second dwelling units, occasional duplexes and triplexes, shared housing, and smaller residential care facilities. In addition, local shopping centers may provide opportunities in the future for housing over stores.

Second Units. A new strategy in the Housing Element is to encourage a percentage of second units in new single family subdivisions. Second units (a small accessory unit on the same lot as a single family home) are a valuable form of housing for family members, students, the elderly, in-home health care providers, the disabled, and others, at below market prices within existing neighborhoods. Homeowners with second units also benefit from added income and increased security.

In recent years, some developers in nearby communities have included a percentage of second dwelling units in new single family subdivisions. When they are designed in with the subdivision, concerns about traffic, privacy, etc. are taken care of as part of the subdivision design. The Housing Element proposes that new subdivisions be encouraged to incorporate a substantial portion of new second units in future subdivisions over 10 units in size.

Amnesty Programs. The Element also proposes an Amnesty Program for *existing* second dwelling units. “Amnesty Programs” permit owners of illegal second dwelling units to come forward during a certain time period and legalize their units. A handful of cities in California have implemented such programs.

The most successful program, in terms of legalizing and upgrading such units, was in Daly City. In this program, there was a conscientious effort to reduce and clearly define the standards which would need to be met and to find ways for the units to meet those standards (such as allowing required onsite parking to be located in widened driveway areas.) The primary objective was to improve the health/safety conditions within these units where people were living, and nearly all units were upgraded. There was strong political support for the program and a major marketing effort—to inform people about the program and to convince them to come in. All owners were provided a brochure that described the exact standards which would need to be met, and substantially reduced fees to voluntarily come in. There was also wide press coverage and door-to-door efforts by volunteers.

Other programs have had different objectives and have resulted in fewer units being legalized. In some cases, the amnesty program sets standards which either can't be met, or adds more restrictions, or requires the owner to obtain Use Permits—all of which may discourage owners from coming in voluntarily.

It is clear from Daly City's example that a high percentage of these units are likely to have health and safety violations that put tenants at risk. Amnesty Programs provide an opportunity to substantially reduce these problems and provide additional lower cost legal units in a tight housing market. Even without "Amnesty Programs", illegal units are discovered routinely, and cities must deal with either legalizing these units or eliminating them. Providing standards and processes that make it easier for new small second units to be permitted would also make it easier for illegal units to be legalized and upgraded.

Special Needs

"Special Needs" groups include many persons in our community from homeless and those with substance abuse problems—to farmworkers and low income seniors who face economic challenges in finding housing. While many persons in this broad group simply need permanent low income housing, others require more supportive environments and assistance.

Consolidated Plan. The "*Consolidated Plan 2000-2005*" developed for the City's Federal Community Development Block Grant Program, is a comprehensive planning document that identifies Napa's overall needs for affordable, and supportive housing and community development and outlines a strategy to address those needs. It has three basic goals: (1) to provide decent affordable housing, (2) to provide a safe and suitable living environment, and (3) to expand economic opportunities for low income persons.

The five year strategy focuses programs and resources from federal and other sources on very low income households, countering needs not being met by the private market by encouraging rental housing construction. It also emphasizes rehabilitation of both rental and owner occupied existing units, the largest source of affordable housing in Napa today. Homeownership assistance is aimed at low income families who need assistance to buy a house. In addition, the five-year strategy is directed at the needs of the homeless in Napa, including continued involvement in the Napa Countywide *Continuum of Care* strategic plan (further described below) and efforts to expand facilities to serve the homeless. Elderly needs are recommended to be met with subsidized, congregate care and independent elderly housing. To accomplish this, the Plan states the City will work to increase the supply of affordable rental housing for seniors and increase the amount of rental subsidies, such as Section 8 Rental Assistance. To generate self-sufficiency for low income renter families, the Housing Authority will continue to offer a Family Self-sufficiency Program to serve participating Section 8 families.

One of Napa's greatest unmet needs is assistance to those with mental illness disabilities, who could be helped by programs such as a residential care facility. It contains a priority for funding fair housing services provided by the Napa County Rental Information and Mediation Services. Neighborhood improvements in low and moderate income neighborhoods are included, including lead-based paint reduction. The Plan assigns the highest priority to worst case households in all types of assistance.

The *Consolidated Plan* was developed by the City of Napa with the help of the Napa Valley Non-Profit Coalition, an areawide consortium of over 40 agencies that provide housing and services to very low and low income residents within Napa County. Annual strategic plans are adopted by the City Council for allocation of CDBG funds.

Priorities and programs developed for the *Consolidated Plan* were incorporated into this Housing Element so that the Housing Element reinforces and coordinates with this important and integrally planning effort.

Continuum of Care. In addition, the Housing Element drew upon the "*Continuum of Care*" strategy for homeless programs. The "*Continuum of Care*" is a broad-based countywide strategy to combat homelessness developed by a committee of individuals representing local government and social service organizations. Toward development of this system, each year the *Continuum of Care Committee*, consulting with the broader community of interests, develops an annual action plan with goals, priorities, and action steps. Some of the goals are longer term and others respond to immediate needs. By updating the plan in this way each year, based on new information, new needs, and emerging opportunities, there is continual progress toward filling gaps in our system. In 2001, the process culminated in a Strategic Planning Retreat, including the Committee and broader community, to frame the Year 2001 *Continuum of Care Action Plan*. This plan, approved by the City Council, is used to identify priority needs, actions and to apply for federal *Continuum of Care* funds.

Napa's *Continuum of Care* strategy starts with a common vision for combating homelessness, which stems directly from years of collective experience on the issue. Its vision is of an ever-growing community of people and organizations coming together to provide the means to end homelessness in Napa County, to prevent it before it starts, and to give homeless individuals and families the changes they need to become permanently housed and self-sufficient. This requires the conscious development of a "*Continuum of Care*" system of housing and services that is accountable to the community, measures progress toward ending homelessness, treats

homeless people with respect, and provides assistance in a culturally appropriate and sensitive manner.

Napa's *Continuum of Care* system is "mainstreamed" in the sense that homeless-specific services and housing is fully integrated with those for the broader low-income population. This is an absolute requirement in Napa, where there is a lack of resources to set up completely separate systems of care for different groups of people. Mainstream systems must reach out to homeless people and must also work closely with homeless programs. At the same time, this system is not generic, but is highly responsive to the unique needs of all subpopulations which make up Napa's homeless population, including adults, families, youth, seniors, and those with mental disabilities, substance abuse problems, HIV/AIDS, physical and developmental disabilities, multiple diagnoses, veterans, victims of domestic violence, farmworkers, and other economically challenged or underemployed workers.

The strategy to carry out the vision of ending homelessness and meeting the needs of all homeless people involves development of a community-based, interactive, culturally sensitive *Continuum of Care* system that:

- ☐ Prevents homelessness before it starts
- ☐ Provides outreach, engagement, and information and referral to those living out of doors;
- ☐ Furnishes emergency shelter and services for those in crises;
- ☐ Makes transitional housing and services available to those who will benefit from time to develop self-sufficiency;
- ☐ Provides permanent supportive housing to homeless people facing serious lifetime disabilities;
- ☐ Created permanent affordable housing exits from homelessness for those ready for lives of complete self-sufficiency; and
- ☐ Responds to special needs of all homeless populations.

Gaps and Priorities

Identifying housing and supportive service gaps, prioritizing among them, and developing strategies and projects to fill those gaps are fundamental to implementation of the *Continuum of Care* model. Each year, these activities are conducted through an open, inclusive fair process based upon up-to-date-objective information about homeless needs and housing and service system capacity.

To meet all of the high relative priorities for individuals, as well as related strategic plan goals for: permanent supportive housing, case management, mental health care, and service to seriously mentally ill and dual diagnosed populations, the 2001

4. Gaps and Priorities

Identifying housing and supportive service gaps, prioritizing among them, and developing strategies and projects to fill those gaps are fundamental to implementation of the Continuum of Care model. Each year, we conduct these activities through an open, inclusive, fair process based upon up-to-date, objective information about homeless needs and housing and service system capacity.

4.a. Napa County's Gaps Analysis Chart

		Estimated Need	Current Inventory	Unmet Need/Gap	Relative Priority
Individuals					
Beds/Units	Emergency Shelter	131	46	85	M
	Transitional Housing	165	54	111	H
	Permanent Supportive Housing	105	70	35	H
	Total	341	49	292	
Supportive Services Network	Job Training	200	80	120	M
	Case Management	341	100	241	H
	Substance Abuse Treatment	205	64	141	H
	Mental Health Care	176	75	101	H
	Housing Placement	235	34	201	H
	Life Skills Training	341	40	291	L
	Transportation	300	37	263	L
	Health Care	341	81	260	M
Sub-populations	Chronic Substance Abusers	205	50	155	H
	Seriously Mentally Ill	176	54	122	H
	Dually-Diagnosed	136	44	92	H
	Veterans	90	14	76	L
	Persons with HIV/AIDS	30	30	0	L
	Victims of Domestic Violence	10	5	5	L
	Youth	35	19	16	M
	Farm Workers	200	112	88	M
Persons in Families with Children					
Beds/Units	Emergency Shelter	100	44	56	M
	Transitional Housing	155	57	98	H
	Permanent Supportive Housing	120	40	80	H
	Total	341	211	130	
Supportive Services Network	Job Training	175	112	63	L
	Case Management	341	75	266	H
	Child Care	150	20	130	H
	Substance Abuse Treatment	136	25	111	H
	Mental Health Care	102	39	63	M
	Housing Placement	301	52	249	H
	Life Skills Training	341	45	296	M
	Transportation	250	60	190	L
	Health Care	341	130	211	M
Sub-Populations	Chronic Substance Abusers	136	27	109	M
	Seriously Mentally Ill	102	38	64	L
	Dually-Diagnosed	68	13	55	M
	Veterans	46	14	32	L
	Persons with HIV/AIDS	10	10	0	L
	Victims of Domestic Violence	100	40	60	H
	Farm Workers	62	12	40	M

We note that the above inventory of shelter does not include temporary winter and farm worker beds.

Source:

Continuum strategy proposes to develop a Permanent Supportive Housing for Homeless for Persons with Disabilities project. This project will provide permanent supportive housing for 8 individuals with severe mental illness, HIV/AIDS, or dual diagnosis. Each resident will have his or her own room in a four-plex (8 bedrooms total). Residents will receive a range of health and social services to help them stay housed and achieve positive outcomes in other aspects of their lives.

Emergency Shelter. Many homeless people first enter the *Continuum of Care* through emergency shelter. The emergency shelter is comprised of various short-term housing options, including permanent shelters with services and case management, temporary winter shelters, and interfaith rotating programs. Some shelters target particular homeless subpopulations, such as families or mentally ill adults, while others target the general homeless population. These shelters provided beds for up to 273 persons in Napa during winter months.

Transitional Housing. Transitional housing provides temporary accommodations to individuals and families, usually 3 months to 2 years, in preparation for self-sufficiency. Comprehensive supportive programs typically include case management, housing placement assistance, and after care. As with emergency shelter, many transitional programs target particular subpopulations, such as families or victims of domestic violence. The ability to place participants into permanent housing upon program completion is central to the effectiveness of this program. Several agencies: the AIDS Consortium and Napa Valley AIDS Project, Family Services of the North Bay, Napa County, Foundation Project, Buckelew Programs, and Casa Grande provide existing transitional housing and services for more than 96 persons throughout the City.

Permanent low cost housing is critical to the success of the *Continuum of Care* system in reintegrating homeless persons into mainstream society. It is also critical to the many lower income seniors, workers and families who face increasing challenges living in Napa.

Possible Additional Funding

Funding is critical to achieving affordable housing, and the Housing Committee preparing this Housing Element concluded that there is overwhelming need for secure and increased local funding sources. This is based on the following key findings:

- (1) Federal and State funding programs are constantly changing and go up or down based on Federal and State budgets and priorities. Local revenue sources provide greater assurance that local needs can be met.
- (2) Access to State and Federal funds can be substantially increased by the provision of local matching funds. Many federal funding programs require local matching funds. Lack of local sources hinders the City's ability to compete for funding.
- (3) The City has been very proactive and successful in promoting new affordable housing, assisting in the preservation of subsidized housing projects at risk of conversion, and assisting rehabilitation of existing complexes, but there are limited ongoing funds available.

The City seeks and uses a variety of local, State and Federal sources, as described below, however, the need is far greater than these combined sources can provide. Multiple funding sources will continue to be needed due to the magnitude of the problem. A rough estimate of costs to meet the City's regional fair share needs for Very Low, Low and Moderate Income Housing was developed by the Housing Funding Subcommittee. Total costs to provide these units is estimated at more than \$141 million dollars, with a local 20% match totaling \$28 million or more than \$4.7 million per year to 2006. Several additional or increased sources of local funds have been identified, including:

- ☐ A new Real Estate Property Transfer Tax. It is estimated that *if* the City charged a similar rate to that charged by the County of Napa, this tax could generate about \$200,000 annually. This new tax would require a vote of the people and would be added to all real estate sales transactions. Santa Rosa has long had such a tax in place and has used this revenue source for housing in the past, but since these revenues go into the City's general fund, they have more recently been applied to community policing programs.
- ☐ An increase in the percentage of Redevelopment Housing Set Aside funds. The existing 20% set aside currently produces about \$380,000 annually, thus a 10% increase, for example, would increase that amount by about \$190,000 annually. The City recently provided a one time \$400,000 allocation from non Set Aside Redevelopment tax increment funds for an affordable housing land banking program.
- ☐ A 1/4 cent sales tax increase. Recently, the State reduced the city's sales tax by 1/4 cent. A 1/4 cent increase could be expected to generate \$2.5 million annually, would affect all sales, and would require a vote of the people.

- ☐ An increase in the Transient Occupancy Tax for hotels, either percentage increases if the City votes to increase its TOT rate in the future, or dollar increases above and beyond what is currently received. The City anticipates 4.4 million this fiscal year, 4.8 in the next fiscal year and 5.3 million by 2002-2003 in TOT revenues. Recognizing that TOT revenues are a major source of general fund income for city operations and projects, it is also clear this is a major potential source of funds for affordable housing, should the City prioritize this as a need. (The City recently provided a one time \$500,000 allocation from general fund revenues for a land banking program for affordable housing sites).
- ☐ Increases in local inclusionary fees, based on a nexus study; with particular emphasis on hotels. As of March, 2001, *current* inclusionary fees had generated nearly \$444,000 since their adoption in mid 1999 (\$153,000 nonresidential; \$291,000 residential) and these fees are expected to become a major source of local funds for affordable housing in the future. To date, no inclusionary fees have been spent, and residential fees cannot be spent until a pending lawsuit regarding the residential portion of the ordinance is settled. It is recommended that a nexus study to increase this fee for non-residential and residential sources be a high priority. Increases in fees would also provide a greater incentive to construct units onsite.
- ☐ Mitigation fees for units that are lost or converted to other uses, including units lost due to the flood project to the extent permitted by law. There is an apparent nexus between loss of units and the need to provide affordable housing. In review with legal staff, it is believed that charging such a mitigation fee could be an amendment to the Inclusionary Ordinance. If fees similar to the single family inclusionary fees were charged for units lost, and 5 units were lost per year, this fee might bring in about \$18,000 annually.
- ☐ CDBG Capital Improvement Funds. The City receives approximately \$700,000/year in CDBG funds, portions of which go directly to housing development and other portions to support services, administration and capital improvement programs, including neighborhood improvements. The City, working with Non-Profit Coalition of Agencies, has the ability place higher priority for the use of these monies to fund the development, acquisition and rehabilitation of affordable housing.
- ☐ Increases in business license tax. Increases in Business license taxes would also be a tax increase, subject to a vote of the people. In 1999-2000, Business license taxes paid \$2 million.

- ☐ Consider a new beverage tax.
- ☐ Municipal bonds. Unlike mortgage revenue bonds, which are paid off by revenue from rental income, and have been used in Napa, municipal general obligation bonds would be an ongoing revenue obligation of the City to pay off from general fund revenues. While this is a potential source of funds, it is not commonly used by cities. A more direct approach would be for the city to designate some income source, such as TOT. Bonds involve expenses in issuance and interest costs over the repayment period.
- ☐ Private funds, such as from major events like the Vintner's Association Wine Auction, or local foundations are always a desired source.

Program H-5.N proposes that the City Manager review all of these financing options and other others to develop a financial strategy that will provide an ongoing local funding sources for a City Housing Investment Fund.

Current Local Funding Sources (March, 2001)

Redevelopment Set Aside Fund

The Redevelopment Agency receives approximately \$1.9 million each year in tax increment and interest earnings and annually sets aside 20% of redevelopment tax increment funds (currently about \$380,000 annually) primarily for acquisition of properties for affordable housing. Five sites have been acquired over the last decade producing 224 affordable units. They have also been used to assist first time homebuyers and rehabilitate existing multi family apartments. Currently, there is a negative balance in this account due to site acquisition expenditures, loans due to other funds and debt service on revenue bonds issued to financing affordable housing developments. The current Five Year Implementation Plan does not anticipate that there will be significant available funds for new activities given the existing debt payment obligations. In 2000/2001, the City provided a one time additional allocation of \$400,000 in non-housing set aside Redevelopment monies to fund an affordable housing land banking program.

Inclusionary Zoning Housing Trust Fund

The City adopted an inclusionary ordinance and in lieu fee program in 1999. Most new nonresidential projects pay "Housing Impact Fees". For residential projects, at least 10% of new dwellings are to be affordable units. Single family and duplex projects may pay a fee "in lieu" of constructing these units. These fees go into a Trust Fund for affordable housing projects. As of March 2001, the amount in the Trust Fund was \$153,000 (commercial) and \$291,000 (residential), totaling \$444,000.

There was a phase in period in the first year when fees were charged at 1/2 the adopted rate. Residential fees are progressive in that they are based on the size of the unit; more expensive, larger homes on large lots have a higher fee than smaller townhomes or apartments. Very small units are exempt. Currently, due to a lawsuit on the legality of the inclusionary fee related to residential development, the only funds available for allocation are the commercial fees in the Fund.

As residential and commercial development continues in the City of Napa, it is anticipated that the Inclusionary Housing Fund will become a major local funding source for new affordable housing activities and the construction of required inclusionary rental units in market rate multifamily developments.

Increases in fees would also provide a greater incentive to actually construct units onsite or provide land.

CDBG Rehabilitation Revolving (Loan) Fund. Provides funds at low interest to rehabilitate low income (rental) units and low income homeownership housing in the City of Napa. As of 12/31/00 there was \$447,251 in this fund. The majority of these funds have been committed to existing projects under rehabilitation and pending applications. The program income earned by repayments of existing loans is combined with the City of Napa's annual CDBG allocation and awarded to new projects on an annual basis by the City Council.

HOME Program Income Fund. Provides funds for HOME eligible activities. These included First Time Homebuyer Loans and rental housing construction loans. HOME Program Income could also be used to fund new construction projects, although the annual projected income from repayments is nominal (currently less than \$10,000/year. As of 12/31/00, there was a negative cash flow in this program due to loans due other funds to cover program deliver costs. In future years when program income increases as a result of repayments of existing loans, HOME Program Income funds should be available to assist in funding additional eligible affordable housing activities.

Local Housing Fund. Provides funds for Napa County Rental Information and Mediation Services Housing Counseling and Fair Housing Program, and support affordable housing new development acquisition. The Local Housing Fund is funded primarily by repayment of loans made to first time homebuyers at Pioneer Village and the Housing Authority's portion of earned developer fees. As of 12/31/00, there was \$119,730 in this fund. Funds in this Fund are reserved for an existing

City of Napa Housing Element Committee

HOW MUCH MONEY IS NEEDED TO SUBSIDIZE NEEDED AFFORDABLE HOUSING?

- Givens:**
- *Housing for people earning 80% or less of median income (\$44,560 for family of 4) will not be developed without some amount of subsidy up front.
 - *The lower the cost of the housing, the higher the amount of subsidy needed.
 - *Much subsidy money can be obtained from state, federal and private sources but it must be leveraged with local funds.
 - *This information is for the planning period of the new Housing Element - 1999-2006.

HOW MANY SUBSIDIZED UNITS ARE NEEDED?

Remaining unmet need as of 5-01 per ABAG

Very Low (50% of median income and less)	658 units
Low (50% to 80% of median income)	377 units
TOTAL	1,035 units

Note - even if growth does not occur as rapidly as ABAG projections, the units are needed to take care of past unmet need.

HOW MUCH DOES IT COST TO PRODUCE THE HOUSING UNITS?

Large family units (such as Silverado Creek Apartments)	\$ 170,000 per unit
Smaller units (such as The Reserve, a senior complex)	\$ 104,000 per unit
Average Cost	\$ 137,000 per unit

WHAT PERCENTAGE OF LOCAL MONEY IS REQUIRED TO LEVERAGE OTHER SUBSIDY NEEDED?

Past experience has shown that it takes an average of 20% of the project cost in local money.

Some projects will require more, some will require less depending on the type of project and the programs available at the time the project is developed.

HOW MUCH LOCAL MONEY IS REQUIRED TO LEVERAGE OTHER SUBSIDY NEEDED?

Average Cost	\$ 137,000	
Number of Units	X 1,035	
Total Cost	\$ 141,795,000	for Low and Very Low Units
Local Percentage X	20%	
TOTAL NEED	\$ 28,359,000	for Planning Period
	or	
ANNUAL NEED	\$ 4,726,500	each year of the 6 year planning period

Prepared by Grania Lindberg

loan commitment in 2005 to assist in the acquisition and rehabilitation of Charter Oak, a 75 unit affordable rental development.

Local Revenue Bonds. The City issued \$7 million in revenue bonds to allow for purchase and preservation of a 140 unit affordable complex, \$10.2 million for the construction of the 102 unit Silverado Apartments and has been asked to provide additional revenue bonds to preserve Charter Oaks, a 75 unit complex as an affordable rental complex. Additionally, the Housing Authority is issuing another \$14 million in bonds to assist in the cost of construction of two Senior Housing projects totaling 232 units affordable to very low and low income residents. The local revenue bonds are not an obligation of the City of Napa or Housing Authority and are repaid from the rental income of the respective development. The issuance of local revenue bonds will continue to be a major resource to raise local funds for affordable housing developments.

County of Napa Inclusionary Housing Trust Fund. The County's Inclusionary Ordinance Trust fund currently has approximately \$3 million for affordable projects within Napa County and its cities and towns. Funding recommendations are made by a Trust Fund Board in accordance with very specific funding criteria approved by the Board of Supervisors. Four joint projects wherein the City and County each received credit for construction of new units have been funded in the City of Napa.

Land Banking Program Fund. The City of Napa has committed \$500,000 from its General Fund and the Napa Redevelopment Agency \$400,000 to initially fund a Land Banking Program to identify and purchase multifamily sites for future development of affordable housing.

Equity Loans. In 1995, the City used an equity loan to help preserve the Napa Park Apartments as an affordable complex, and has loaned a small amount to similarly assist in preserving the Charter Oaks Apartments. The source of these loans were the Housing Authority funds.

Current State Funding Sources (March, 2001)

Mortgage Credit Certificates allow tax benefits of home ownership to be used to qualify for financing. It is a resource to assist in qualifying homebuyers for purchases. It is becoming more difficult to use as the purchase price limit imposed through the regulations don't come close to the actual purchase prices in the Napa market. In addition, the allocation the City receives each year, about \$300,000, translates into only about 5 purchases or certificates.

State Home Program. Current active grants provide funds for the First Time Homebuyer Program, Rental Housing Rehabilitation Program, and site specific acquisition.

State programs change constantly. Programs currently in existence and cited in the City's Consolidated Plan include:

State HOME Program. The City of Napa is eligible to apply on an annual basis under the State of California Home Program for grants up to \$1,500,000 for a variety of eligible activities as described below:

Housing Acquisition, New Housing Construction, Housing Rehabilitation, Down Payment Assistance and Tenant Based Rental Assistance

Emergency Shelter Grants (state component) Used to improve services of existing shelters and expand capacity for services.

CAL HOME Program – State program (funds available this year through recent legislation) to provide first time homebuyer loans for low income households.

Current Federal Funding Sources (March, 2001)

Section 8 Certificates and Vouchers to assist very low income rental families by subsidizing rental costs. The City Housing Authority administers approximately \$7.7 million annually for this program to assist approximately 1100 families, and had \$304,576 as of 12/31/00 in its reserve account for this program.

CDBG Program

The City of Napa is an entitlement agency for federal Community Development Block Grant (CDBG) funds. Federal funds are allocated on an annual basis in accordance with a "Consolidated Plan" adopted by the City and accepted by the Federal Department of Housing and Urban Development, as described in the "Special Needs" section. The Annual Action Plan, developed and adopted by the City working with the Napa Valley Coalition of Non-Profit Agencies through an open process for FY 2000-2001 recommended allocating nearly \$706,000 in CDBG funds to the following activities:

NCCEO Homeless Shelter	\$96,250
NEWS Battered Women and Children – Bilingual Counselor	\$24,500

NCRIMS: Fair Housing services	\$29,295
City Housing administration	\$130,705
Housing Authority: Rehab/Lead Reduction Program	\$85,465
City sidewalk repair	\$100,000
Revolving Loan Fund administration	\$20,000
Non Profit Coalition Capital Improvements Program	\$194,470
City installation of handicapped access ramps	\$25,000
TOTAL	\$705,685

Continuum of Care for Homeless: Provides funds for housing acquisition, new construction, rental assistance and supportive services for the homeless. Local non profits have received funds in four of the last five years for projects such as the Hope Resource Center (homeless day services) and transitional housing, and have a current application for a permanent supportive housing project for homeless for persons with disabilities.

Federal funding sources change constantly. Sources cited in Consolidated Plan include: (1) Low Income Housing Preservation Program to acquire or assist in acquiring units threatened with conversion; (2) Section 202 Program--provides federal financing for development costs for very low income elderly or disabled households. It can be used in conjunction with Tax Credits; (3) Shelter Plus Care--provides funds to coordinate rental assistance with local supportive services for homeless with disabilities; (4) Section 811 Program--provides funds for supportive housing for persons with disabilities; and (5) Housing Opportunities for Persons with Aids Program--provides funds for supportive services and rental assistance.

Opportunities for Energy Conservation

Housing Elements are required to identify opportunities for energy conservation. Energy costs have increased at least 100% over general inflation since 1970, and very significantly in the last 6 months in what has become California's "Energy Crisis". Energy costs are an increasingly significant portion of housing costs, especially for lower income households. Effective energy conservation systems can assure that capital and carrying costs of energy saving techniques and devices do not exceed energy savings, thus making a house less affordable. There are several potentially cost-effective energy saving programs:

- (1) State residential building standards which establish energy performance criteria for new residential buildings (Title 24 of the California Administrative Code, effective July, 1982).

- (2) State and federal appliance standards which require manufacturers to produce and sell energy consuming appliances according to specified performance criteria.
- (3) The City promotes energy conservation through the rehabilitation of low income homes for energy efficiency and providing subsidies for energy costs. The California Human Development Corporation in Rohnert Park runs a "weatherization" program for low income households and additional programs may be forthcoming with recent increases in energy costs.

By encouraging more energy efficiency in Napa, the City government can benefit residents. A portion of energy payments that go to producers, processors and distributors of oil and gas can be reallocated to local jobs and income to local firms which provide conservation services and materials.

New residential construction must abide by the new Title 24 energy conservation standards. The City's zoning and subdivision ordinances could be amended to encourage solar energy systems and other natural heating and cooling opportunities. These and other conservation ideas are discussed in detail in the Local Energy Planning Handbook.

Energy Conservation should be a priority in the conservation of housing as well as in new development. Weatherization of older housing can reduce costs for heating and cooling.

Energy conservation measures help to minimize the percentage of household income a household must dedicate to energy as well as minimize the use of nonrenewable resources. The present value of these savings is typically greater than the added construction cost of the energy conservation feature.

PG&E has also sponsored programs in the past and currently. The Project Help/ Direct Weatherization program sponsored by PG&E provides free weatherization for low income households. The weatherization program offers free attic insulation, weatherstripping and caulking, water heater blankets and low flow shower heads for low income households. The PG&E "walk-through audit" provides a comprehensive assessment of energy conservation needs and costs related to home appliances, structural design and insulation. In addition, the Energy Crisis Intervention Program, funded by the State Department of Economic Opportunity, is designed to help low income residents pay delinquent energy bills to avoid interruption of service.

Equal Housing Opportunities

The intent of equal housing opportunity programs is to avoid discrimination based on age, sex, race and ethnic background in all city housing programs and in Napa housing generally. The Napa County Rental Information and Mediation Services (NCRIMS) is a non-profit organization which for many years has provided information on fair housing laws, referred tenant complaints on discrimination and acted as a tenant advocacy organization. Continued support of equal housing programs operated by NCRIMS is proposed by the Housing Element.

6.4 Potential Non-Governmental Constraints to Housing

Land and Construction Costs

The price of housing has risen since the late seventies at a much faster rate than household income. Contributing factors are the costs of land, materials, labor, financing, fees and associated development requirements, sales commissions, and profits. Another factor is the increasing perception of housing as a commodity for speculation.

Lots for single-family dwellings are scarce. Building construction costs are estimated to be about \$100 per square foot. Using these figures, a 2,000 square foot dwelling can cost \$300,000-\$400,00 and upwards for a house and lot.

Rental construction has become increasingly costly due to the same factors as single family houses. For these reason, many developers prefer to use scarce land to build units for sale in order to realize an early profit and minimize risk. Units for sale also are easier to finance during construction.

Financing

Financing for above moderate or market rate housing is not restrained for those who can qualify. It is difficult, however, for first-time buyers without capital or equity to qualify for financing without incomes near \$80,000. For example, the income required for a \$300,000 mortgage at 7% is about \$73,000, which requires a monthly payment of \$1,998.

Community Concerns

Potential opposition to affordable housing exists in many communities throughout the Bay Area. Specific project concerns can also relate to potential environmental impacts, quality of design, and the quality of long-term management of the project. The Housing Element includes programs to address these issues. It is the intent of

the City's procedures to assist in achieving project acceptability and allow for neighborhood participation.

Facilities Constraints: Water, Sewer, Streets

As indicated in the *Land Availability* section, Napa is a largely developed community where most vacant and underdeveloped sites are considered "infill" sites—that is, within the existing city limits which can be served by nearby water, sewer, streets, and storm drainage. Other sites outside the current city limits but within the RUL, while not anticipated to develop in the short term, have been included and planned for in the city's General Plan.

The following is an overview of infrastructure management tools the city uses to deal with the planned growth of the community, focusing on water, traffic and storm drainage.

Water: The City's Waster System Optimization Master Plan (WSOMP), adopted in 1997 identified existing and future need for all planned development in the RUL to 2020+. It had identified a water supply shortfall during drought years, which the City was able to eliminate through accelerated entitlements from the State Water Supply. The Master Plan also identified 60 capital improvement projects totaling \$32 million which will be needed over 25 years for water treatment, storage and distribution. New development pays for their "fair share" of this total through hookup fees, toilet retrofit fees, and any added environmental mitigation measures that may be identified on a project-by-project basis. Water supplies are not an anticipated constraint to planned development.

Traffic: There are many tools the City uses to address traffic. Major traffic improvements are identified in the General Plan, and citywide street improvement fees and six special area fees are levied to pay for a *portion* of these improvements. Under Nolan/Dolan court decisions, new development cannot be required to pay more than their "fair share" of the improvements. In other words, new development is not obligated to pay for current deficiencies, or the entire cost of regional deficiencies. The Citywide Street improvement fee, which has been required of new development since 1989, collects 58% of the cost of a list of 100 needed projects, including 16 missing road links. The fee resolution was last updated in 1993. In addition to citywide street improvement fees, the City collects special area fees in six areas: Linda Vista, Big Ranch, North Jefferson, Orchard Avenue/Salvador, Redwood Road and Pear Tree Lane. These local fees must be supplemented by federal and state highway funds or grants to fully fund all projects.

The General Plan also establishes a “level of service” policy of mid LOS D for arterials and collectors, except for a few Downtown Streets and Jefferson Street between Third and Old Sonoma Road where LOS E is permitted, and Trancas/29, where LOS F is acceptable until funding is available to improve that intersection. (State highways and freeways are not generally addressed in the General Plan, however, a Countywide Congestion Management Plan policy established a mid range LOS E for these routes) These standards were used in identifying needed future improvements in the General Plan. They are also used to identify when environmental mitigation measures are needed on a project-specific basis. The General Plan also contains “crucial corridor” policies that limit the type of development which may occur along major routes like Jefferson Street to less-traffic-intensive uses.

Another tool the City has and does use are subdivision improvement agreements, as in the Linda Vista area. Through a subdivision improvement agreement, the City can require a first developer to construct areawide improvements, and be reimbursed by later development.

As a result of neighborhood and Citywide concerns about timing new development with (particularly) needed street improvements, the Public Works Department has become more proactive in implementing measures to construct off-site street improvements sooner. Rather than wait to collect fees, then design and construct off-site improvements, some recent subdivisions, such as Fiori de Napa II on El Centro Avenue, have been required to design and construct needed off-site improvements at the time their frontage improvements are constructed, to be reimbursed as later subdivisions occur. Such improvements are based on review of the specific project’s impacts and may involve safety as well as capacity issues.

In addition to the above, the Traffic Advisory Committee deals with special issues, such as “traffic calming”, the Maxwell Bridge design, etc.

Drainage: The City is currently preparing a Master Drainage Plan which, like the WSOMP, will establish a citywide drainage standards, a citywide stormwater system and service fee and high priority improvements. Meanwhile, some specific plans, notably Big Ranch, have established standards with specific storm drainage fees. In Big Ranch, standards have required detention basins for new projects, and these detention basins require maintenance over time. Also, the ongoing Napa River Flood Protection Project has identified many needed improvements and funding sources. The Public Works Department has established the Bridge and Urban Design

Division to help the City respond to this major project. Environmental review may also result in specific requirements for various projects.

Sewer: Napa Sanitation District provides wastewater collection treatment and disposal for the City of Napa. NSD grants service to new customers on a “first come, first served” basis. At this time NSD is accepting new connections, although it is in need of additional treatment capacity in the winter months. In July, 1998, NSD began construction to add the needed treatment capacity, and the new facilities are expected to be completed in late summer, 2001. This expansion is expected to provide adequate capacity in the short term, and has been designed to add further capacity as needed in the future. Projects pay sewer fees designed to represent the Project’s fair share funding of the Treatment Plant upgrade project designed to alleviate cumulative capacity constraints. Major improvements are identified in NSD’s Master Plan, adopted in 1992.

Conclusion: Growth and infrastructure management is a very dynamic process. Development rates vary over time depending on economic conditions. There are ever changing regulations and environmental conditions. The City uses the General Plan and specific plans, fee programs, capital improvement plans, utility master plans, project mitigation measures and conditions of approval, to manage infrastructure to keep pace with planned development.

6.5 Potential Governmental Constraints to Housing

Land Use Controls

Zoning:

The Zoning Ordinance is programmed to be comprehensively updated and streamlined in 2002 to implement the 1998 General Plan. Work on the update began in 2000 but has been slowed to complete the Housing Element. The last major Zoning update occurred in 1987, and existing Zoning Ordinance districts do not completely match adopted General Plan land use categories. Interim Administrative Policies direct that the General Plan is the primary land use guide, and individual rezonings may be required as part of project processing.

A major objective of the Zoning Ordinance update is to provide zoning districts compatible with General Plan land use categories and policy direction, eliminating the need for individual rezonings. Other objectives, developed through public review of the work program, are to simplify the ordinance and permit processes to

make them more “user friendly”, to include technical updates of City regulations to conform to recent changes in state law; and to recognize existing conditions in developing zoning categories. This ordinance update provides a timely opportunity to address disincentives to housing.

The Housing Element update process has identified several “best practices” to make it easier to provide a variety of housing in the City related to Zoning Ordinance revisions. The following discussion describes some of the key proposed revisions.

First, as identified in the Multi Family Sites listing, there is the need to rezone multi family sites consistent with the current General Plan. Rezoning alone will save individual projects a couple of months time they would otherwise need to process individual rezonings through the City Council.

Second, it is important to provide for multi-family uses in the Multi Family Land Use Category without the requirement for a Use Permit. While there would still be requirements for discretionary design review permits, the focus of that review is on the design of the proposal and how well it “fits” with its surroundings, rather than the appropriateness of the use, which is already established by the General Plan. A Multi Family Residential Zoning District is included as an appendix to the Housing Element, and is proposed for concurrent adoption.

Third, modification of permit requirements for Second Units (often known as “mother-in-law units”) in existing neighborhoods would also help make it easier for small second units to be provided. The second unit would require a permit with neighbor and Planning Commission notice. If there is no objection by neighbors or the Planning Commission, the permit would be approved. Otherwise, the item would be reviewed by the Planning Commission. Currently, all second units require Planning Commission review.

Second units are a small accessory apartment unit on the same lot as a single family home, and can be located in single family neighborhoods throughout the City. Because they are small and because there are no land costs, second units typically provide affordable rental units. They can either provide housing for family members or provide income to homeowners, thus assisting seniors on fixed incomes to stay in their homes, or assisting moderate income families in affording houses.

Napa has the following standards which must be met for Second Unit Construction:

- (1) The unit may be located in a portion of the main single family unit or in a separate structure on the site
- (2) It may not exceed 640 square feet in size
- (3) The property owner shall occupy either the principal or accessory dwelling
- (4) There is an existing or a proposed single family home on the lot
- (5) There shall be no more than one second unit per lot
- (6) The second unit is exempt from density limits (consistent with State law)
- (7) The second unit meets height, setbacks, yards, and lot coverage requirements
- (8) One added parking space shall be provided (unless Planning Commission reviews and finds that either adequate curb parking is available or on-site parking for the accessory dwelling is not needed)
- (9) Exterior alteration is the minimum necessary to blend with the existing residence on the lot and neighborhood residences.

These performance standards are specific, are relatively easily enforced, and will be reviewed as part of the permit process revision. The ordinance revision could provide that if additional onsite parking is not provided the Planning Commission would continue to review the proposed unit.

Fourth, a proposed minor zoning change would treat room rentals in the same way as shared housing. The City has long allowed the renting of rooms to 1 or 2 persons as a permitted accessory use (no discretionary review) in single family neighborhoods, but establishes additional parking standards for this use. However, large families and unrelated individuals can share rents in the same homes with no additional parking requirements. Parking requirements are simply based on the number of bedrooms in the home. The requirement for additional parking for this limited accessory use is difficult to justify when shared living arrangements or families typically create similar impacts, thus it is proposed for elimination.

A more general recommendation is to review residential and mixed use parking standards when the Zoning Ordinance is updated. This is because parking standards can have a major affect on housing affordability, as well as on the ability to achieve attractive projects and provide for other site and building amenities. Some Bay Area cities have provisions for "parking reserves", e.g., landscaped areas that can be converted to parking if parking becomes an issue over time. Most Napa parking standards have not been updated since 1987. Staff will, as part of the Zoning Ordinance update in 2002, review existing standards against other cities' standards

and current Institute of Traffic Engineer standards, as well as conduct use surveys in Napa to determine whether:

- parking amounts for the various uses and guest parking remain appropriate;
- parking space and driveway sizes remain appropriate;
- expanded use of compact spaces could be considered;
- specific shared parking standards might be recommended that would not require special Use Permit approval; and
- whether the City may want to provide increased flexibility regarding covered parking requirements.

Initial staff analysis indicates that parking standards might be reduced for multi family projects on Crucial Corridors where these sites are located close to services and transit; that mixed use shared parking standards should be specified, that space sizes might be reduced and that compact percentages could be considered for multi family *resident* parking; and that the potential for “parking reserve” areas might be added.

Current City parking standards for residential uses are:

Single Family Detached Dwellings. 1 space per bedroom; minimum is 2 spaces per housing with at least 1 space in a garage. Driveways leading to a garage may count as spaces. Guest spaces are required if the street does not meet city public street standards.

Condo and small lot development. 1.5 spaces per Studio or 1 bedroom unit; with 0.5 spaces per additional bedroom and 1 garage space per unit. Driveways leading to a garage may count as spaces. Plus 0.25 guest spaces per unit or 0.5 guest spaces per unit if the property is located on arterial or collector streets. Thirty percent of guest spaces may be compact.

Multi Family:

Duplex, triplex or dwelling groups of 1-3 units:
Studio/1BR: 1.50 2 BR: 1.75 3 BR: 2.0

Apartments or dwelling groups of 4-49 units:
Studio/1 BR: 1.40 2 BR: 1.60 3 BR: 1.8

Apartment or dwelling groups 50+ units

Studio/1BR: 1.25 2 BR: 1.50 3 BR: 1.75

Plus 0.5 spaces for each bedroom in excess of 3 per unit in a duplex, triplex or equivalent dwelling group or 0.25 spaces for each bedroom in excess of 3 in apartments with four or more units. At least one space per unit shall be in a garage or carport. In addition, guest parking shall be provided at 0.25 per unit—or 0.5 spaces per unit where property is located on arterial or collector streets. 30% of guest spaces may be compact

Senior/handicapped housing exclusively. 1 space per unit. This requirement may be reduced by the Planning Commission with findings to 0.5 spaces/unit. In addition, guest parking shall be provided at 0.2 spaces per unit, and where facilities require employees, additional parking is required in the ratio of 1 space/full time employee and 0.5 spaces/part time employee.

Convalescent homes, rest homes, care facilities and similar. 0.25 spaces per bed.

Single Room Occupancy. 1 space per unit. This requirement may be reduced by the Planning Commission with findings to not less than 0.5 spaces/unit

Second Dwelling unit: as described in the prior second unit discussion

Traffic Impact Overlay :TI. In addition, if a property has a Traffic Impact :TI overlay because it is located on an arterial that is identified as a “Crucial Corridor”, parking may be increased another 20% above requirements otherwise applicable to the project.

Space Sizes. Single Car Garages and all carports shall provide 9 feet X 19 feet unobstructed interior dimensions; double car garages 19 feet X 19 feet. Parking spaces must be 9.5 feet X 19 feet in size with 25' backup or if compact, 8.5 feet X 16 feet. Driveway widths must be 10' for a single car and 18 feet for a double width driveway and at least 20 feet long (with roll up garage doors) If over 50' long, the driveway must be 12 feet wide. 90 degree parking in parking lots must be 9.5 X 19 feet long with 25' backup aisles; in a parking structure, 40% may be 9' wide with 21' aisles.

Shared Parking. The Planning Commission may approve shared parking with a Use Permit provided that the shared parking spaces are located within 300 feet of the uses for which the parking is required; the shared parking is secured for the uses by ownership and/or appropriate long term agreements; and the applicant seeking

approval is able to show that peak hours of use will not overlap so that peak demand for spaces from all uses is greater than the total supply of spaces.

Tandem Parking (one space located behind another) Tandem Parking is generally not permitted except for single family dwellings unless approved through a design review permit by the Commission.

Parking Exempt Area. Downtown contains a parking exempt :PE overlay area where uses do not need to provide onsite parking.

Another zoning-related proposal would revise the City's Single Room Occupancy SRO ordinance to allow a wider variety of SRO's to occur. The City's current ordinance requires, for example, that all SRO units be rented at very low incomes; changes could allow SRO's for market rate workforce housing.

In addition to eliminating disincentives, several zoning-related *incentives* are also Proposed to make it easier for housing to occur, based on recommendations of the Housing Element, such as density bonus provisions, and provision of an Affordable Housing Overlay Zone.

Growth Controls

The City of Napa has a variety of tools in place to manage growth. The City's General Plan identifies potential estimated growth by area, and needed overall infrastructure improvements to serve that growth. The City also uses zoning and subdivision regulations to implement the General Plan. In addition, the City requires new development to pay impact fees or otherwise assist construction of planned, needed transportation, parks and water improvements. Since 1975, Napa has used the Rural Urban Limit (RUL) line to establish a maximum boundary for urban development. In addition, the General Plan has a policy to provide an "even rate of growth" over the planning period to help assure that developable land isn't used up too rapidly, which would put pressure on the RUL, and threaten the City's world-renowned agricultural environment. The General Plan has estimated an average of about 300 new units per year 1990-2020.

In 1999, the City Council became concerned about the rate at which overall development was occurring, and began closely monitoring residential building permits. The 1999 year end total was 465 units, which was higher-than-average in part due to a strong regional economy and in part due to the start of a 102 unit low income apartment. It was noted that while building construction was higher than

average in that year, unit totals since 1990 remained well within General Plan projections, due to lower-than-average totals during recession years of the mid 1990's. However, it also became clear that some neighborhoods were experiencing more rapid growth, due to completion of specific plans for those areas and land availability. The Council remained concerned about the high number of building permits issued in 1999, as well as the timing of infrastructure with development in some newer neighborhoods. After several monitoring reports and study sessions, the Council asked the Housing Element Steering Committee, as their first task, to draft a growth management strategy for Council review.

The Steering Committee met intensively for three months in late 2000 to consider and draft the proposed Growth Management Pacing Strategy included as Appendix G. To provide a context and help guide their efforts on the growth management strategy, the Committee spent time learning about local housing needs and growth management, including legal issues associated with growth management programs. They developed a "Vision" for the City's housing future and objectives to get there. They also spent time conducting outreach to a broad number of "partner groups" to solicit information on housing and growth management concerns. Ideas for a "pacing strategy" were discussed and alternatives developed before they reached a consensus recommendation on December 11, 2000.

The draft Growth Management Pacing Strategy Report recommended by the Committee proposes to limit *Above Moderate* income housing units so as to not use up Napa's limited land supply too rapidly, which would put pressure on the City's RUL and reduce land available for affordable housing. It does not propose pacing limits for *Very Low, Low and/or Moderate* income projects, recognizing that the market has not been providing affordable housing over the last decade and that this is a critical need in the community. Exempting *Very Low, Low and Moderate* income housing is also important in assuring that the City can meet regional housing need numbers and achieve a certified Housing Element. The Committee also had an objective of encouraging higher density housing, even at the *Above Moderate* income level, to utilize the city's land more efficiently, and provide more varied housing choices and move up opportunities. The Draft Pacing Strategy incorporates some priorities for higher density projects.

The strategy proposes to allow up to *140 Above Moderate single family and duet units/year* (compared to an average of 200/year 1990-2000), which is the remaining 2001-2006 regional housing need identified for *Above Moderate* homes. The strategy would *also permit 200 units of Above Moderate medium density apartment and*

townhouse units over a two year period. (From 1990-2000, about 50 apartment units/year were constructed, but nearly all of those were subsidized projects. Since 1991, only 11 privately funded apartments were constructed, and in 5 of the last 11 years, no apartment building permits were issued.) *Very Low, Low and Moderate income units would be exempt* from pacing; to qualify, all such projects must incorporate long term affordability requirements.

Infrastructure timing and other project impact issues would continue to be assessed during review of the project. The recommended pacing strategy would be applied to projects only *after* they have received their land use approvals from the Planning Commission or City Council, before they apply for Building Permits.

The Council reviewed the draft pacing strategy in January, 2001, and directed staff to create a Technical Subcommittee to review and refine Pacing Strategy's operational details and to put together a pacing ordinance based on the Housing and Growth Management Committee's work. A draft ordinance is to be ready by the time the Housing Element is completed.

Open Space Requirements

The City's primary tool to maintain its agricultural and open space environment is the Rural Urban Limit. A critical element in the RUL's success is continuing cooperation with the County and neighboring cities in protecting surrounding agricultural open space lands. Maintenance of the "Greenbelt" designation on lands outside the RUL furthers the City's General Plan objectives for protecting these lands. Measure A, which requires a vote of Napa City residents to change the RUL; Measure J, which requires a countywide vote to allow for any redesignation of property currently zoned for agricultural use; and a city ordinance prohibiting provision of water service to areas outside the RUL (without a 4/5 Council vote) also strengthen the General Plan policies.

At the time of General Plan adoption, the City established a new "Resource Area" land use category for sensitive lands within the RUL that require "special standards due to viewshed, resource, habitat, geotechnical or other considerations that further the conservation and resource protection goals of the General Plan." Development is limited to uses such as agriculture or up to 1 residential unit per 20 acres. The City has applied this land use category to a handful of constrained hillside properties both on the east and west sides of the City, as well as the Stanly Ranch lowlands along the Napa River, which are primarily delineated wetlands.

Building and Fire Codes and Enforcement

(e.g., any local amendments to UBC, degree or type of enforcement)

Building (and Fire) codes can have a significant affect on housing affordability. They can also act as barriers to achieving designated densities or have unintentional impacts on community design and character. Inflexible standards may also inhibit innovative housing types and design.

Through this City's Housing Element process, no specific problems with current building codes or suggestions for improvements have been identified. In mid 1999, the City adopted the 1997 Uniform Building Code with no local amendments. Building staff report that changing the code is not possible unless the City has a strong documented reason that is unique to Napa. The City enforces the building code through site inspections during construction of projects, and in response to complaints.

Only one Fire Department standard: to sprinkler not just the second unit but the entire house when an attached second unit is proposed, has been identified as a disincentive to second unit construction. Second units are a maximum of 640 square feet. Fire standards also require that residential building additions of 1,000 square feet or more require whole house sprinklering. This requirement is a local amendment to the Uniform Fire Code. The City could consider whether the tradeoff of not providing whole house sprinklering is worth the increased ability to provide affordable second units.

Building and Fire Codes are highly technical documents that require the involvement of public works and fire personnel in any discussion of standards revisions.

On/Off-Site Improvements

(e.g., curb requirements, street widths, circulation improvements)

Street and infrastructure standards also have a direct impact on housing construction costs, as well as on subdivision design. City street width and sidewalk standards were reviewed and debated during the General Plan process, yet remain an ongoing discussion item during review of subdivisions. In addition, there has been no overall review of improvement standards that work toward particular community design goals, such as interconnected "pedestrian-friendly" neighborhoods.

Further, in some areas of the city, local street systems are not yet completely worked out. Review of subdivisions in these neighborhoods will need to consider their relationship to the area around them and pedestrian, bicycle and automobile connections to the larger community.

Fees and Exactions

(e.g., permit fees and land dedication or other requirements imposed on developers)

Some members of the Housing Element Steering Committee, and builder representatives speaking to the group have emphasized that building and related impact fees add substantially to the cost of housing in Napa and should be reduced where possible. The following Estimated Fees Table summarizes building fees as of February 16, 2001.

- ☐ This fee chart includes Planning Initial Deposit Fees for processing a Planning Permit. This fee can be substantially more if a project is complex or controversial. The City charges project applicants on a per hour basis beyond the initial deposit amount for permit processing. Also, any project involving a rezoning, General Plan Amendment, or an Environmental Impact Report, will have higher costs associated with permit processing.
- ☐ Building Fees are fees collected at the time of building permit issuance. In addition to relatively standard fees for processing building permits, these fees include impact fees charged for park development, street improvements, utility undergrounding, etc. Impact fees are important to the City in providing needed new infrastructure required by new development.
- ☐ Public Works Fees include charges for water connections and the City's toilet retrofit program, while Fire fees include paramedic and fire fees to construct fire facilities in the City.
- ☐ Other fees include inclusionary housing in lieu fees if affordable units are not constructed onsite; school impact fees to provide new school facilities; and sanitation district fees for sewer service.

The median sales price in Napa County as of February, 2001, was \$285,000 (San Francisco Chronicle, April 9, 2001). At the same time, fees for a single family home were running more than \$21,000- \$28,000. Assuming that a new home sold for somewhat above the median sales price (or \$300,000) fees associated with that home

ESTIMATED FEES FOR RESIDENTIAL DEVELOPMENT (2/16/01)

DEPARTMENT FEE	DETACHED SF HOUSE* ON PRE-1999 LOT (Note 1)	20-LOT SF SUBDIVISION*- BIG RANCH AREA (Note 2)	10-UNIT APT. COMPLEX*	50-UNIT APT. AFFORDABLE COMPLEX*
PLANNING PERMITS				
Planning Commission-Use Permit**			1,200**	1,200**
City Council- Subdivision Map**		1,400**		
Final Architectural Review**			800**	800**
SUBTOTAL		1,400**	2,000**	2,000**
BUILDING				
Building Permit	951	19,020	2,249	7,232
Plan Check/Inspection	618	12,360	1,462	0-4,700
Fire Plan Check**	238	4,760	562	1,808
Planning Plan Check	95	1,900	224	732
SMIP Tax	19	380	57	285
Excise Tax	125	2,500	1,250	6,250
Park Development	1,003	20,060	6,390	31,950
Park Acquisition	1,335	26,700	8,500	42,500
Plumbing Permit	42	840	150	750
Mechanical Permit	42	840	150	750
Electrical Permit	42	840	150	750
Grading Permit-based on cu yds moved 37 minimum		varies	varies	varies
Insulation Tax	38	760	80	380
Street Improvement Fee	2,024	25,240	13,700	68,500
Undergrounding Fee	1,853	37,060	12,550	62,750
Big Ranch Dev. Fees (See Note 1)	--	92,440	--	--
SUBTOTAL	8,462	245,700	47,474	224,637-229,337
PUBLIC WORKS				
Subdivision, Use Permit Improvement Plans --		2,000**	2000**	2,000**
County Mapping Service Fee	--	415	--	--
Inspection	varies***	varies***	varies***	varies***
Irrigation Water Connection	--	--	3,585	11,283
Fire Water Connection	--	--	3,259	11,289
Domestic Water Service (connection)	2,117	42,340	16,409	39,965
Toilet Retrofit Program****	4 certificates	80 certificates	9-32 certificates	0
SUBTOTAL	2,117	44,755	25,253	62,537
FIRE DEPARTMENT				
Sprinkler Permit/Plan Check/Inspec.	185**	3,225**	340**	0-1,420**
Fire Development and Paramedic	216	4,320	3,367	0-16,835
SUBTOTAL	401	7,545	3,707	0-18,255
INCLUSIONARY HOUSING in lieu fee -- (Note 2)		71,820	0 if provided onsite	0
SCHOOLS	4,305	86,100	15,375	76,875
NAPA SANITATION DISTRICT				
Connection	5,660	113,200	56,600	283,000
Plan Check	40	800	2,500	1,250
Inspection (per street)	35	700	35	35
Inspection (per house lateral)	35	700	350	1,750
Inspection (\$1.25/ft main line inst.)	varies	varies	varies	varies
SUBTOTAL	5,770	115,400	59,485	286,035
TOTAL	21,055	572,720	153,294	652,084-675,039
COST PER UNIT		28,636	15,329	13,041-13,501

* The figures shown in this column are based on the following assumptions:

- a) Single family homes: 2,100 square feet
- b) Apartments: 750 square feet per unit Affordable @60% of median for water calc.

** Initial Deposit only. Totals DO NOT include additional staff hourly rate charged by Planning, Public Works, Fire, etc. for any project review costs. Fire Inspection costs are also charged at hourly rate above Plan check totals. In some cases, projects may require rezonings, annexations, or other permits that may increase costs.

*** Totals DO NOT include Engineer's inspection fee of 2% of estimated cost of construction improvements

****Each certificate requires lowflow toilet(s) to be installed in a SF home or other living unit that is connected to the City's system and doesn't already have low flow devices. Cost varies but is in the range of \$350 to \$600/certificate

Note 1: No inclusionary fee for lot of record as of 1/5/99; otherwise add \$3,591. Apartments are assumed to provide inclusionary units onsite rather than pay a fee per NMC Chapter 15.94

Note 2: Other special fee areas throughout the City include Linda Vista, North Jefferson, Salvador/Solano, Pear Tree, Orchard Ave, and Redwood Road

Adopted fee schedule states fire fees may be waived for non-profits; and water connection charges are reduced for eligible affordable units; some other city fees have been deferred or waived by the City Council for affordable units on a case by case basis

may be about 9% of the home cost, depending on its location. A Press Democrat Article dated May 17, 2001, reported that fees in Santa Rosa were approximately \$25,000 to \$30,000 per home.

The City has taken steps to reduce fees, defer fees or in some cases waive them for *affordable* housing projects. Where fees are waived, typically some entity, usually the City, must make up the difference. A particular fee that has been cited as a disincentive to affordable housing development is the sewer connection fee, which is the same price (\$5,660) whether the unit is a 640 square foot second unit or a 3,000 square foot new home. The Housing Element contains a program to more systematically defer, reduce or waive fees and include or encourage other agencies to do so as well.

Processing and Permit Procedures

(e.g., processing times, approval procedures)

Some members of the Housing Element Steering Committee, and builder representatives speaking to the group have also stated that application processing takes too long, adds to the cost of housing in Napa and should be reduced where possible. They would like to see accountable time frames for city action on a project.

Napa's discretionary review process appears to be *relatively* rapid, when compared to many other cities, towns, or counties in the Bay Area region yet is longer than some cities in the central valley or out of state as described later in this section. A review of 23 recent (1998-2000) residential projects handled by one planner found that parcel maps (4 or fewer lots) were approved in 4-5 months from the date of submittal; while larger subdivisions ranged from 5-21 months. Of the larger subdivisions, about 2/3 were approved in 5 to 6.5 months; the other third took 8.5-21 months. Recent apartment projects took 6.5 to 11 months for review and approval.

In cases where projects take longer, sometimes this is because the project involves a rezoning: rezonings typically add 4 to 6 weeks to the process because they must go to the City Council by State law. Proposed actions to rezone multi family properties to a compatible zoning district will reduce this time frame.

In other cases, the process may lengthen because the applicant has not responded to staff requests for information necessary to make the application "complete". There is no time limit for the applicant to provide the information back.

In many ways, Napa's development review processes are efficient. The City does *not* have a separate design review board making recommendations to the Planning Commission; in other communities, this often adds a couple of months to the process. Nor does Napa have any relatively unusual permits, such as growth pacing programs handled at the development review stage, which can add many months prior to a decision on a project. Also, the City of Napa has a relatively recent General Plan Environmental Impact Report and is able to process most applications within the scope of that EIR. Few projects require environmental impact reports, which may add a year or more to the time frame of a project. All discretionary permits for a project are handled concurrently. The City does have a Cultural Heritage Commission appointed to make recommendations on projects involving certain historic properties. While this review adds time, it also reinforces the City's priority for historic preservation.

Permit Processing

Much of the permit process time frame is dictated by State environmental review and noticing procedures as follows:

- (1) Subdivision and/or Use Permit Application Submitted
- (2) Completeness review: 30 days. The City has 30 days to conduct an initial review of the project and determine whether it is "complete", or whether additional information is needed to evaluate the project. While this may seem like a long time, it includes time to refer the application to different departments and outside agencies involved in development review; receive and consolidate these comments. Staff tries to anticipate analyses that will be needed for environmental review or during the public hearing process (such as tree studies). If the project does not meet various city standards, it may also need to be revised.
- (3) Applicant response. No time limit. Applicant provides needed information and/or revisions to project. There is no time limit for this to occur. Many projects remain "incomplete" for several weeks while some are incomplete for months. If a revised project is submitted, the project will typically go again through Steps 2 and 3.
- (4) Environmental Determination: 30 days. Within 30 days of receiving a complete application, the City must determine whether the project requires a Negative Declaration or Environmental Impact Report. Staff prepares an "Initial study".

-
- (5) Environmental Review Period. 20 to 30 days. Assuming a Negative Declaration is prepared, the required public review period is 20 to 30 days, depending on whether a state agency is involved in the review.
 - (6) Project is scheduled for Planning Commission review. Staff prepares staff report and must provide a 10 day notice of the public hearing on the project. Typically this time frame is combined with the longer environmental review notice.
 - (7) Planning Commission Review and Action. The Commission may approve, deny or continue the item, unless the project involves a General Plan Amendment, rezoning or (in Napa) tentative subdivision map. In these cases, the Commission makes a recommendation to the Council. The Council must act on General Plan Amendments or rezonings per State law. If the Commission has concerns about the project, they may request additional research or revisions prior to an action. When projects are continued, which is not unusual, they are typically continued for a month to allow time for applicant revisions and staff work. Citizens may also appeal Planning Commission actions to the City Council. There is a 10 day appeal period.
 - (8) City Council Review and Action. (Adds 4 to 10 weeks) Projects involving General Plan Amendments, rezonings or (in Napa) tentative subdivision maps must have a public hearing at the City Council. This typically takes 4 to 6 weeks to schedule and notice from the date of the Planning Commission hearing. In addition, rezonings are required by State law to go through a first and second reading for adoption which adds another 30 days before the ordinance is final.

Once discretionary approvals are secured, the following process takes place::

- (9) Applicant prepares and submits final building and/or subdivision improvement plans. This time frame is up to the applicant.
- (10) Staff reviews of building permit/site improvement plans, and staff and City Council reviews of Final Subdivision Maps. Public Works staff states that subdivision improvement plans and Final Maps may take 3 to 4 months to review and obtain required City Council approval. (There is no required time limit). Upon receipt of plans, the Engineer routes them to involved departments for review against approved plans; with a 2 week time frame to get

comments back. The Public Works Engineer then compiles the comments and generally turns the comments around to the project's engineer within a month.

The applicant may then take 2 or more weeks to revise the plans and resubmit them. The second review will typically take another two weeks for turnaround. At that point, improvement plans may be approved, or for subdivisions, the Final Map is scheduled for City Council action. The developed has typically also prepared and submitted building permit plans during this time for concurrent processing. By the time the subdivision Final Map is approved, building permits are usually ready to be issued.

- (11) Building permit plans go through a very similar process: they are also routed to several departments: planning, public works, parks, fire for review against approved plans and signoff. Building staff report that their present turnaround time for first review of new building plans is 3 to 4 weeks and that there is nearly always a need for revisions. Applicants then revise the plans and resubmit, which then takes about a week to turn around, at which time the building permit is ready for issuance.

Thus, in Napa, the parcel map that takes 4-5 months for approval then takes another 3-4 months for preparation of building and improvement plans and issuance of a building permits, or 7 to 9 months total. Larger subdivisions take longer. By comparison, in a 1998 National Association of Home Builder's survey of 42 metropolitan areas, the typical amount of time between application for subdivision approval and the issuance of a building permit found:

- ☐ 18% took 3 months or less
- ☐ 21% took 4 to 6 months
- ☐ 25% took 7 to 12 months
- ☐ 36% took 13 months or more

Additional staff to process building permits and subdivision plans could shorten the review time; both building and engineering staff state that there have been shorter turnaround time frames in the past due either to lower building activity levels or additional staff. Reviews are completed on a first come, first served basis; no priority is given for affordable projects.

Emergency Shelters and Transitional Housing Permitting

The City of Napa permit standards facilitate emergency shelters and transitional housing as follows:

Emergency housing and transitional housing are not singled out as specific uses in the Zoning Ordinance, but are instead handled based on their operational characteristics. Emergency housing, when in facilities owned and operated by the County, such as the Sullivan Shelter on Coombs Street or two group homes, have been determined to be exempt from City regulations. If not owned and operated by the County, they require Use Permits as “community care facilities”. In the City’s Zoning Ordinance, community care facilities are conditionally permitted in all city residential zoning districts.

An example is the Samaritan House emergency family shelter for up to 7 families and 10 single women which provides 24 hour supervision, on a church property in a multi family residential zoning district adjacent to a single family district. While this facility required a use permit, the Napa County Council for Economic Opportunity operators have had many years experience of operating shelters in the City with very few complaints, therefore the Use Permit acknowledged their excellent operating record, focused on General Plan policies supporting and encouraging the provision of such housing, and on standard Use Permit issues: e.g., adequacy of parking; provision of adequate emergency vehicle access and installation of fire sprinklers.

Regarding “transitional housing”, or housing providing temporary accommodations to individuals and families (from 3 months to 2 years), they may simply be allowed as rental units. If a home is used as a shared rental, no use permit is required; it is treated as a rental property where occupants share rent. For example, Whistlestop Apartments contains 4 units out of 17 that provide “transitional” housing. This approach is specifically promoted in the Housing Element which contains policy to set aside 10% of new low income rental units as transitional housing for special needs groups. The City places no numerical limits on unrelated persons living in homes or occupancy standards based on family status, two practices considered discriminatory under Federal Fair Housing laws.

If a transitional housing project provides 24 hour onsite supervision, and serves 6 or fewer individuals, it falls within the definition of “Residential Facilities” in the City’s Zoning and is a permitted use. The City does not have the ability to regulate residential facilities of this size per Health and Safety Code 1566.3, which states that residential facilities serving six or fewer persons shall be considered a residential use of

property and have the same regulations as those applicable to other single family or other dwellings in the zoning district.

Transitional housing for more than 6 persons, if onsite supervision is provided, would be considered a large “residential facility” or “community care facility.” Such uses are conditional uses throughout the city’s residential zoning districts. Approval of these facilities requires that the City make the same findings as for any conditional use: e.g., that the project is consistent with the general plan; that conditions deemed necessary in the public interest have been imposed; and that the proposed use will not be detrimental to the public health, safety and welfare of the community. The first finding draws on supportive General Plan policies for the approval of such uses.

The City has a history of supporting of emergency housing and similar social-serving facilities. There are two emergency shelters and a women’s shelter currently located in the City, more than 20 small (for 6 or fewer) residential facilities for children and adults, and more than 15 small facilities for elderly located throughout the City, 9 large senior residential facilities, and 7 large residential facilities either with Use Permits or on County property serving 8-12 children or adults and located throughout the city’s residential neighborhoods. In the last year, the City has approved the HOPE Resources Center, a day services center for homeless adults in a near-Downtown location, and an expansion of the Salvation Army food kitchen.

APPENDICES

Appendix A
**Multi-Family
Residential Zoning District**

Chapter 17.16

MFR – MULTI-FAMILY RESIDENTIAL DISTRICT

Sections:

17.16.010	Purpose.
17.16.020	Permitted Uses.
17.16.030	Conditional Uses.
17.16.040	Accessory Uses, Buildings and Structures.
17.16.050	Development Standards.
17.16.060	Other Uses, Standards and Requirements.
17.16.070	Transitional Standards.
17.16.080	Density Reduction – Environmental Concerns and Neighborhood Character
17.16.090	Design Review Required.

17.16.010 Purpose.

- A. The multifamily residential district provides opportunities for a mix of attached residential patterns at medium to high densities including attached single family homes, multi family units, single room occupancy facilities, live-work housing, larger group quarters such as residential care facilities and similar compatible uses such as day care. Higher densities (more than 15 units/acre) are generally located nearer thoroughfares, transit corridors, services and employment. Bed and Breakfast inns and public and quasi-public uses may also be allowed in appropriate locations. Residential densities are as specified in the General Plan land use designation. Except for density bonus projects (See: Chapter 17.84) and accessory dwellings (not counted for density; see Chapter 17.68), residential densities which exceed the general plan land use designation are not permitted.
- B. Higher design standards are incorporated into the MFR district to mitigate the potential impact of higher density residential development and related uses on abutting lots planned for lower density residential use.

17.16.020 Permitted Uses.

The following are the permitted uses in the MFR district:

- A. Multifamily dwellings, including duplexes and triplexes. (Note: Construction of five or more residential units within the flood evacuation area requires review by the public works director to determine if the project adequately addresses flood evacuation concerns pursuant to Section 17.60.100.
- B. Attached single family with development standards to be established through a Planned Development Permit. (Note: Construction of five or more residential units within the flood evacuation area requires review by the public works director to determine if the project adequately addresses flood evacuation concerns per 17.60.100.)
- C. Residential condominium projects subject to the provisions of Chapter 17.66.020. The yard and setback standards of the MFR district shall apply, except as modified by the planning commission to better integrate the development with its site and surroundings to the perimeter property line of the lot or lots of record, taken as a whole, on which a condominium project is proposed. The minimum lot size of the MFR district shall not apply to an individual dwelling lot, airspace unit or common area lot in a condominium project. (Note: Construction of five or more residential units within the flood evacuation area requires review by the public works director to determine if the project adequately addresses flood evacuation concerns per Section 17.60.100.)
- D. Day care facility serving eight or fewer children (see Accessory Uses for family day care homes).
- E. Intermediate care facility or developmentally disabled-nursing facility serving six or fewer persons.
- F. Residential facility serving six or fewer persons.
- G. Other similar uses found consistent with the general plan and the MFR district pursuant to Chapter 17.06.

17.16.030 Conditional Uses.

The following are the conditional uses in the MFR district and require a use permit:

- A. Condominium conversion of an existing multifamily project per Chapter 17.96.
- B. Group residential. (Note: construction of projects of equivalent intensity to five or more residential units within the flood evacuation area requires review by the public works director to determine if the project adequately addresses flood evacuation concerns per Section 17.60.100.)
- C. Single Room Occupancy projects, subject to the provisions of Chapter 17.85. (Note: Construction of five or more residential units within the flood evacuation area requires review by the public works director to determine if the project adequately addresses flood evacuation concerns per Section 17.60.100.)
- D. Live-work housing.
- E. Housing developments for low and moderate income senior citizens or low and moderate income handicapped persons with densities of greater than twenty-five to a maximum of sixty dwellings per acre meeting the requirements of Chapter 17.84; exceptions to the development standards of Section 17.18.050 may be approved by the planning commission in conjunction with the approval of a use permit. (Note: Construction of five or more residential units within the flood evacuation area requires review by the public works director to determine if the project adequately addresses flood evacuation concerns per Section 17.60.100.)
- F. Subdivisions with at least one flag lot subject to the provisions of Chapter 17.66.
- G. Public and private recreation areas, uses and facilities, including but not limited to: golf courses, tennis clubs and swimming pool.
- H. Public and quasi public noncommercial uses (open to the public but privately owned), buildings and facilities of an administrative educational, religious, cultural, communications or public service nature, excluding corporation yards and warehouses.
- I. Social halls, lodges, fraternal organizations and clubs when owned and operated by nonprofit organizations.
- J. Bed and breakfast inns when located in an existing residential structure of historic, architectural, or engineering significance subject to the provisions of Chapter 17.76.
- K. Day care facility serving nine or more children.
- L. Intermediate care facility or developmentally disabled-nursing facility serving seven or more persons.
- M. Residential facility serving seven or more persons.
- N. Social day care facilities and other community care facilities to the extent that such facilities are subject to the review and authority of the city.
- O. Convalescent hospitals, nursing homes, rest homes and extended care facilities
- P. Art, photographic and music studios as part of a live-work project or home occupation.
- Q. Parking lots (parking facilities which consist of five or more spaces) meeting the standards of Chapter 17.72; provided the lot abuts a commercial or industrial district.
- R. Docks, piers, boat mooring, boat ramps, and other facilities and uses associated with the recreational use of the Napa River.
- S. Other similar uses found consistent with the general plan and the MFR district pursuant to Chapter 17.06.

17.16.040 Accessory Uses, Buildings and Structures.

The following are the accessory uses, buildings and structures permitted in the MFR district:

- A. Garages, carports, workshops, pool houses, gazebos, patio covers, and other accessory buildings and structures including living quarters for persons employed on the premises, guesthouses and accessory dwelling units subject to the provisions of Chapter 17.68.
- B. Home occupations subject to the provisions of Chapter 17.68.
- C. Family day care home serving fourteen or fewer children.
- D. Rooming and boarding for not more than two paying guests per dwelling unit, when located within the principal building.
- E. Household pets such as dogs and cats; but not including roosters, quacking ducks, geese, pea fowl, goats, sheep, hogs, apiaries, kennels, or the presence of animals for commercial purposes.
- F. Gardening excluding the retail sale of any products on the premises
- G. Signs subject to the provisions of Title 15 of this code.
- H. Swimming pool subject to the provisions of Title 15 of this code.

- I. Satellite television receiving antennas subject to the provisions of Chapter 17.80.
- J. Fences and hedges subject to the provisions of Chapter 17.70.
- K. Other uses and structures which are customarily incidental and clearly subordinate to permitted and conditional uses pursuant to Chapter 17.06.

17.16.050 Development Standards.

The following additional standards and requirements shall apply in the RM district, except as otherwise provided in this title:

		MFR
Maximum Standards (1)		
1.	Density (dwellings per acre)(4, 6)	Per General Plan
2.	Lot coverage:	55%
3.	Height of principal buildings/structures (most restrictively) (2)	
	stories	3.0
	feet:	35
4.	Height of accessory buildings/structures (most restrictive) (5)	
	stories	1.5
	feet	15
B. Minimum Standards (1)		
1.	Density (dwellings per acre-greater than) (3, 4)	Minimum General Plan density
2.	Lot area (square feet)	5,000
3.	Lot width (feet)	50
4.	Lot frontage (feet) (7)	50
5.	Front setback:	
	arterial or collector street (feet)	25
	local street (feet)	20
6.	Side setback:	
	arterial or collector street (feet)	20
	local street	15
7.	Side yard:	
	one story (feet)	5
	two stories (feet)	10
	three stories (feet)	15
8.	Rear yard:	
	one/two stories (feet)	15
	three stories (feet)	20
9.	Usable open space per unit:	
	four or more attached dwellings per dwelling unit (square feet)	400
1.	See also Chapters 17.64 through 17.80 for accessory buildings and structure standards.	
2.	The height of buildings and structures in the MFR district may be increased to not more than forty feet with design review approval.	
3.	New residential development with densities less than the minimum are permitted only if it can be demonstrated that the development is designed to accommodate additional dwellings/lots sufficient to achieve the minimum density and that nothing in the initial development of the lot shall preclude development on the remaining portion. For this purpose it must be demonstrated that any future dwellings/lots can meet the standards of the MFR district.	
4.	Does not apply to nonresidential or group residential uses allowed in the MFR district. For such uses, General Plan FAR standards apply.	
5.	May be increased to not more than the maximum height of principal buildings/structures with the approval of a use permit.	
6.	The total number of units permitted on a lot is as described in the General Plan. If this results in a fraction which is greater than 0.50, a whole unit shall be permitted for this fraction.	
7.	Lot frontage shall not be less than forty feet for lots with divergent lot lines, such as those that front on the bulb of a cul-de-sac or a sharply curved street.	

17.16.060 Other Uses, Standards and Requirements.

The following additional standards and requirements shall apply in the MFR district, except as otherwise provided in this title:

- A. On-site parking and loading shall be provided in accord with provisions of Chapter 17.72;
- B. All planting strips, yards, setbacks and other required open space areas shall be landscaped in accord with a landscaping plan approved by the decision-making body. The landscaping shall generally be planned and developed in accord with the city's standards for landscaping, adopted by resolution. All landscaping shall be maintained in a healthy weed-free condition. A recorded landscape maintenance agreement with the city shall be required for all nonresidential development and residential development of two or more units located on the same lot;
- C. Street trees installed pursuant to this code and standard specifications for public improvements may be required by the parks and recreation director. Curb, gutter, sidewalks and street improvements installed pursuant to this code and standard specifications for public improvements may be required by the public works director;
- D. Temporary real estate offices located on the site of an approved residential development may be authorized by the planning director. Real estate sales shall be limited to units within the development and the real estate office shall be terminated when all units have been sold;
- E. The provisions of Chapter 17.80 regarding stream bank stabilization shall be observed where appropriate;
- F. The provisions of Chapter 17.64.100 regarding agricultural buffers shall be observed where appropriate (lots which abut the RUL line as established in the general plan);
- G. The provisions of Chapter 8.16.015B, C, D regarding residential rental property management.

17.16.070 Transitional Standards.

Except for a single-family dwelling on a lot of record, in each case where development proposed in the MFR district on land which abuts land designated for single family residential, traditional residential or single family infill in the general plan and/or land designated for low density residential development in any adopted specific plan, the standards below shall be observed:

- A. The height of buildings shall not encroach into a 1:1 building plane drawn from such abutting property lines; and
- B. A six foot solid wall of masonry construction acceptable to the architectural review commission shall be constructed along such abutting property lines; and
- C. A landscaped buffer having a minimum width of five feet measured from abutting property lines, consisting of a mixture of trees and shrubs acceptable to the decision-making body shall be provided along abutting property lines; and
- D. The above requirements may be waived or modified by the decision-making body if the abutting property is devoted to nonresidential uses or if the location or design of existing residential development is such that the above requirements are not necessary to provide an appropriate transition.

17.60.080 Density Reduction – Environmental Concerns and Neighborhood Character.

- A. In accord with general plan policies, the city council may, at its own discretion, approve projects with densities less than the minimum (unlimited) when it finds it necessary to protect environmental resources or mitigate the risks associated with physical hazards such as landslides, faults, etc. (see general plan land use element). The city council may also authorize, by use permit, a reduction in densities for the purpose of protecting environmental resources or mitigating hazards when requested by an applicant (See: general plan land use element). However, in either case, design alternatives should be explored prior to requiring density reductions.
- B. Conserving the character of existing neighborhoods and their diversity of housing types are strong policy emphases of the General Plan; it encourages new infill development to be patterned after existing nearby development, and to be consistent with design characteristics of the adjacent neighborhood. These policies mean that new multi family projects should utilize quality, innovative designs which "fit" with the adjacent neighborhood. Design solutions should be the primary approach, rather than density reductions; however, the city council retains the authority to reduce density if design solutions fail.

17.60.090 Design Review Required.

Pursuant to Title 15 of this code, all subdivisions, signs, and new structures (except a single-family dwelling and associated accessory structures on an existing lot of record, unless specifically provided in this title) for both permitted and conditional uses shall require architectural review. Projects of 4 units or more shall be reviewed by the Planning Commission at a public hearing. Projects over 10 units shall be reviewed by the City Council at a public hearing.

RELATED CODE AMENDMENT TO ADD THE FOLLOWING DEFINITIONS TO CHAPTER 17.04.

“Group Residential” means shared living quarters without separate kitchen or bathroom facilities for each room or unit. This classification includes dormitories, boardinghouses and private residential clubs where more than two (2) rooms are rented in multi-family districts, or more than five (5) rooms in single-family districts.

“Live/Work Housing” means an area specifically designed and developed to include one or more rooms that accommodates joint work activity and residential occupancy and which includes residential occupancy and work activity and which includes (1) working space reserved for and regularly used by one or more of the persons residing therein and (2) cooking, sleeping and sanitary facilities. All living space shall be contiguous with and made an integral part of the working space with direct access between living and working areas. In multi-family districts, the residential use shall be the dominant use (typically occupying 65% + of floor space), and work activities shall be consistent with types permitted as home occupations.

RELATED MUNICIPAL CODE AMENDMENT PERTAINING TO DESIGN REVIEW CHAPTER 15.32:

15.32.050 Final Architectural Review Decision.

- A. The decision-making authority shall consider the following in making its final architectural review decision:
1. The recommendations of the planning director where applicable;
 2. Satisfactory mitigation of all impacts resulting from the project;
 3. The consistency of the project design with the general plan and Title 17 of this code;
 4. Consistency of the project design with the purpose of this chapter and any architectural and water efficient landscape policies and standards adopted by the city.

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and the role of the accounting department in ensuring the integrity of the financial statements. It also highlights the need for transparency and accountability in the reporting process.

2. The second part of the document outlines the various methods used to collect and analyze data, including surveys, interviews, and focus groups. It emphasizes the importance of using a mix of qualitative and quantitative techniques to gain a comprehensive understanding of the research topic.

3. The third part of the document presents the results of the research, which show a clear trend towards increased customer satisfaction and loyalty. This is attributed to the implementation of the new service standards and the ongoing training of the staff.

4. The fourth part of the document discusses the challenges faced during the research process, such as limited access to certain data sources and the need for additional resources to conduct more in-depth analysis.

5. The fifth part of the document provides a conclusion and offers recommendations for future research. It suggests that further studies should be conducted to explore the long-term effects of the implemented changes and to identify areas for continued improvement.

Appendix B
**Related General Plan
Amendments**

RELATED GENERAL PLAN AMENDMENTS APPROVED AS PART OF THE HOUSING ELEMENT PACKAGE

A review of other parts of the General Plan occurred during preparation of the Housing Element, to assure that the various Elements of the General Plan would continue to be internally consistent. A few General Plan Land Use revisions accompany the Housing Element to strengthen Housing Element recommendations for efficient use of land, for mixed use, and for protection of multi family sites. The list of changes below is followed by a brief discussion of the reason for the change.

Amendments to the General Plan Land Use Element accompanying the Housing Element GPA

1. Amend Land Use text, pp. 1-12 to 13 to add a new Implementing Program regarding Agricultural Buffers:

LU-3.D. The City shall review and strengthen its agricultural buffer standards (landscape buffer widths, plant materials within the landscape buffer and setback distances) to address new concerns such as Pierce's disease and to assure it continues to meet its purpose of minimizing conflicts between agricultural and urban residential uses.

Responsibility: City Council; Planning Department

Time Frame: FY2001-2002"

The Council retained the city's "feathering" policy LU-3.3, which called for lower densities along the City's urban edge, while staff and agricultural representatives reviewed and recommended changes to strengthen the City's agricultural buffer standards. These revised buffer standards were completed in October and were part of the Plan Amendment Package. After determining the buffer standards had been appropriately strengthened, the City Council agreed to delete the "feathering" policy (#2 below).

2. Delete "Feathering Policy" Page 1-13: ~~LU-3.3 "To minimize urban/rural conflicts and create an appropriate transition between higher density urban uses and very low intensity agricultural/rural/resource uses, the City shall "feather" new residential development near to the RUL, especially toward land outside the RUL which is in active agricultural production. "Feathering" is defined as allowing progressively lower density residential development close (within ¼ mile to the RUL."~~
3. Amend Land Use text p. 1-27 to read: "Standards of building intensity for residential uses are stated in terms of the allowable range of dwelling units (DU) per net gross acre. ~~Net acreage includes all land except streets and rights of way while gross acreage includes all property, including streets and rights of way.~~ Gross acreage is the total area of the entire property." Also delete other references to net densities in land use descriptions.
4. Amend General Plan pod densities pp. 1-44 through 1-48 to increase minimum Multi Family densities to the mid range of their current levels, e.g., a POD permitting density ranges of 10-20 units per acre would be amended to permit 15 to 20 units per acre.
5. Amend the "Community Commercial" land use description to include the *possibility* for residential uses in these areas. The revised Land Use Category description states:

"CC Community Commercial: This designation provides for commercial areas serving multiple neighborhoods or the entire community, including retail and services uses, restaurants, banks, entertainment, and offices. Multi family residential uses may also be allowed as part of mixed use projects at appropriate locations at a density range of 10 to 40 units per acre. These areas should primarily be developed in shopping center configurations or as infill commercial uses in established community commercial areas."

6. Amend land use text, p. 1-30 by adding a clarifying footnote **In the Local Commercial, Community Commercial, Business Professional, Downtown Commercial, Residential Office and Mixed Use land use categories, when mixed residential and non-residential use projects are proposed, the FAR and density limits shall be additive.

7. The General Plan Mixed Use Land Use category description is amended/replaced to clarify that a mix of uses isn't required on all Mixed Use sites, and to state that on key larger sites residential uses are encouraged and may be required:

"MU-Mixed Use. This designation provides for a functionally integrated mix of retail commercial, office, possible light manufacturing, and attached residential uses. Cultural, hospitality, entertainment and visitor oriented uses that complement and support the Downtown are also allowed at appropriate locations. On key larger sites, a mix of uses, including residential uses, is strongly encouraged and may be required. On smaller sites, individual uses may be approved, but there is to be a mix of uses in the surrounding area, and creative mixed use projects are encouraged; consideration of smaller sites shall include an evaluation whether an adequate mix of uses has been provided. Residential densities shall range from 10 to 40 units per acre. The FAR shall not exceed 2.00."

8. Amend the Multi Family Residential description to be clearer that this land use category is for residential uses (similar changes would be made to low density residential categories)

"MFR - Multi Family Residential: MFR areas are intended to develop or redevelop into a medium to high intensity attached unit development pattern... Allowable uses include: attached single family homes, multi-family units, single room occupancy (SRO) facilities, live-work housing, and similar compatible uses such as day care and larger group quarters (e.g., residential facilities and nursing homes). Non-residential uses that may also be allowed in appropriate locations at the discretion of the City, including are limited to bed-and-breakfast inns and public and quasi-public uses of an administrative, educational, recreational, religious, cultural, communications, or public service nature. Residential densities range generally from 10 to 40 units per ~~net~~ acre, as defined for each pod, although in a few instances ~~net~~ densities can be higher per Housing Element policies. Allowable residential densities for each pod are shown in Table 1-4. The FAR for nonresidential uses shall not exceed 0.30."

9. Revise the term "secondary residential units" to "second units" in the SFR, SFI, and TRI Land Use Designation descriptions consistent with State law, pages 1-28 to 1-29.
10. Amend the land use map for a few properties that were previously designated Multi Family, have been developed largely with multi family uses, and make sense to redesignate. The following areas are redesignated to Multi Family Residential:

Redesignate from 148-TRI to 149-MFR 10 to 20 units/acre

Brown/Elm/Riverside: 5-122-04; 5-122-20; 5-122-21; 5-122-22; 5-123-06; 5-123-08; 5-123-09; 5-123-11; 5-123-12; 5-123-13

Redesignate from 178-SFI to 177A-MFR 9 to 15 units/acre

Sylvia Court/Shurtleff/Imola: 46-282-20; 46-282-21; 46-282-22; 46-282-23; 46-282-36; 46-282-44; 46-282-45; 46-282-46; 46-282-47; 46-282-48; 46-282-49; 46-282-57; 46-282-58; 46-282-59; 46-282-60; 46-282-61

11. Revise LU-4.1, page 1-15:

LU-4.1. The City shall require new residential development to conform to the density range shown in Table 1-4 (unless site specific physical or environmental constraints preclude the achievement of the minimum density, density bonuses are granted, or in Multi Family Residential areas, housing policy H-1.7 permits density flexibility within the Multi Family range) and to be consistent with the general neighborhood typology (see Table 1-3 and Appendix B) of the surrounding area. The City may require clustering in environmentally sensitive areas when special measures are adopted to ensure the sensitive portions of each property remain undeveloped in the future.

Background Discussion

1-2. Agricultural Buffer Standards and "Feathering Policy." While "feathering" was used to reduce housing densities along the Rural Urban Limit line as early as 1987, during review of an Orchard Avenue subdivision, it was only recently adopted as City policy, incorporated in the 1996 Big Ranch Specific Plan and included in the 1998 General Plan. The City's "feathering" policy LU-3.3 stated:

"To minimize urban/rural conflicts and create an appropriate transition between higher density urban uses and very low intensity agricultural/rural/resource uses, the City shall "feather" new residential development near to the RUL, especially toward land outside the RUL which is in active agricultural production. "Feathering" is defined as allowing progressively lower density residential development close (within ¼ miles) to the RUL."

As described, "feathering" is a very specific concept --to reduce densities only within ¼ mile, or 1320' of the Rural Urban Limit line. The intent is to reduce urban/rural conflicts and provide a transition between urban and rural areas.

The Housing Committee initially recommended eliminating "feathering" as one of several strategies to provide for efficient use of remaining land.

In evaluating the "transition" concept, Committee members found that both large homes on large lots at the RUL edge (as has been done at Orchard Estates or Big Ranch Estates), and smaller homes on smaller lots appear to provide an urban "edge" from the adjacent countryside. To address urban/rural conflicts, the Committee noted that the City would continue its use of agricultural buffer standards which call for residential building setbacks of 80' or more; a landscaped buffer area at least 15 feet wide, special sound reducing features, recorded notices that the property may be subjected to noise, odors, etc. These buffer standards have been generally successful in reducing complaints, regardless of the development density. They also found that any effects from eliminating "feathering" would be limited as most land along the Rural Urban Limit is already developed, or hillsides with very limited potential, or non residential and that no related land use changes are proposed. With or without the "feathering policy", in the areas along the RUL the City would also continue to apply its hillside development policies and standards and policies to develop consistent with the nearby residential character. The primary area "feathering" could affect in the future is an undeveloped residential area along Golden Gate Drive (south of the current city limits), as the RUL extends along 3 sides.

In discussions with the Agricultural Commissioner and representatives from the Farm Bureau, their concerns were primarily with the agricultural-residential edge. Complaints about agricultural activities are far more likely from single family areas developed before agricultural buffer standards were put in place where homes are quite close (25-45') from vineyards. Conversely, few complaints are received from higher density projects which have setbacks and buffer areas along the RUL (Willowbrook, Riverwood, Kentwood, etc.). However, they would like to see the agricultural buffer standard strengthened to address landscape materials, landscape width and setbacks.

In its August, 2001 review, the Council asked that staff and agricultural representatives review the City's buffer standards to strengthen them prior to considering whether to eliminate the "feathering"

policy. These revised buffer standards were completed in October and were part of the Plan Amendment Package. After determining the buffer standards had been appropriately strengthened, the City Council agreed to delete the “feathering” policy.

3. *“Net versus Gross” Densities.*

Until 1998, the City calculated subdivisions densities in terms of gross densities. That is, numbers of units were divided by the total site land area. The 1998 General Plan stated that net densities are to be used, which meant that streets and right of ways are subtracted from the land area before density is calculated. The primary intent of this change was to help provide for compatibility with surrounding neighborhood character.

On multi family sites (which typically do not include streets), or for a lot split involving no streets, the change in density calculation made no difference. However, it did make a difference in single family subdivisions, where land needed for streets was subtracted before density was calculated. Depending on the street layout and lot sizes, the difference can be 15-25%. In some cases, well-designed subdivisions, such as Country Estates on Moss Lane, could not be replicated and approved using net density calculations. Additionally, the use of net density discouraged amenities in right of ways (such as medians) or the use of alleys, as all right of ways were subtracted from the acreage.

There are other methods to evaluate subdivision compatibility with neighborhood character. All subdivisions must go through a discretionary review process at the Planning Commission, where the subdivision design is evaluated. This change allows the evaluation to occur at the subdivision design stage. It has the potential to allow for development at slightly higher ends of the General Plan range, but proposed development layout will still be constrained by evaluation for compatibility with surrounding neighborhood character.

4. *Mid General Plan Densities.* To make more efficient use of limited existing multi family lands, the Housing Element included policy to increase the General Plan pod minimum densities to the middle of their 1998 General Plan density range levels. This corresponding land use revision is considered to be a minor change as the densities remain within the 1998 General Plan range.
5. *Community Commercial.* The City’s “Community Commercial” areas are its major shopping centers, such as the Bel Aire Center, the Albertson’s Center, South Napa Market Place, etc. as well as commercial strips along parts of Jefferson Street and Soscol Avenue. This amendment allows *the possibility* for residential on top of stores in these areas in the future. As nearly all of these sites are developed, residential mixed use would be possible primarily when major renovation or redevelopment is proposed.
6. *Mixed Use Intensity.* The current General Plan does not state how mixed uses are calculated. This amendment identifies that mixed use project nonresidential intensity and residential density limits would be added together to come up with the overall intensity. This provides an incentive for mixed use, as opposed to single use projects in any General Plan categories that allow a mix of uses.
7. *Mixed Use Description.* The current “Mixed Use” land use category description is amended to clarify that larger sites are intended to contain a mix of uses, but mixed uses are not required on every site in this broad land use category. It also contains new language to note, consistent with Housing Element recommendations, that on key larger sites a mixed of uses including residential uses, is strongly encouraged and may be required.
8. *Multi Family Description.* The current “Multi Family Residential” land use category description is amended to clarify that non-residential uses which may be permitted in this category are very limited (to public and quasi public uses and bed and breakfast uses). Similar language clarifications would be made to single family land use category descriptions. The new description also references Housing Element multi family residential policies permitting density bonuses and density flexibility

9. *Second Unit clarification.* The term “secondary unit” is revised to “second unit”. They refer to the same land use but the latter term is consistent with State law.
 10. *Multi Family “Clean-up”* The City has identified a few sites that were previously designated Multi Family, have been developed largely with multi family uses and make sense to redesignate Multi Family with a “cleanup” General Plan Amendment. Such redesignations eliminate several existing nonconforming use situations and provide minor added potential on any remaining vacant or underutilized lots in these areas.
 11. *Improved references.* LU-4.1 is revised to reference density bonuses and housing policy that provides limited density flexibility within the overall General Plan Multi Family range for projects meeting specified criteria.
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Appendix C
**Larger Multi Family and
Mixed Use Sites Inventory**



LARGER VACANT UNDERUTILIZED MULTI-FAMILY
AND MIXED USE SITES AS OF JUNE 2000
CITY OF NAPA

1998 General Plan
“Multi-Family Residential” Sites with Development Potential as of June, 2000
Includes Larger Vacant or Underdeveloped sites

Listed sites are >15,000 sq. ft. if vacant; or >20,000 sq. ft. if underdeveloped.

Sites may have pending or approved projects, but are not developed as of June, 2000 (See p. 5 for sites developed '94-2000)

Potential Units listed in *italics* are not expected to be available in the short term.

All sites are essentially flat except for two, which are identified

General Plan Area and POD #	Property Address	Gross sq. ft. for parcels, rounded to nearest 1,000 sq. ft.	General Plan POD Density Range Units/Acre	Potential Units at mid GP range (unless otherwise noted]	Current Zoning RM-12 =Medium Density up 12 u/ac RL-6 =Low Density 6u/ac Prez= Prezone	Infrastructure (street, floodplain) and other Notes FP=Floodplain FEA=Flood Evacuation Area FRP=subject to Flood Reduction Project ordinance FW=Floodway R=Riverfront
Alta Heights AH 104			10-20	45		
45-041-05 45-041-06* 45-090-11 45-011-04*	1621 Silverado Tr. 1617 Silverado Tr. NA (none assigned) 1689 Silverado Tr.	46,000 sf 45,000 sf 17,000 sf <u>23,000 sf</u> 3.0 acres			RM-12:FP Prez:FP RL-6 RM-12:FP	Floodplain; Part in FEA + FW, R Floodplain; Part in FEA + FW, R Floodplain, part FW, FRP, R
Beard B 84			10-20	20		
1-491-02* 1-491-05, 09	1520 Pueblo 1540 Pueblo	21,780 sf <u>35,270 sf</u> 1.31 ac			RM-9 RM-9	Existing duplex

*Partially developed, with 1 unit unless otherwise noted

General Plan Area and POD #	Property Address	Gross sq. ft. for parcels, rounded to nearest 1,000 sq. ft.	General Plan POD Density Range Units/Acre	Potential Units at mid GP range (unless otherwise noted)	Current Zoning RL-6 =Low Density 6u/ac CO=Commercial Office RM-9 =Medium Density 9u/ac RH-18=High Density 18 u/ac RP-12=Residential Prof. Office up to 12 u/ac	Infrastructure (street, floodplain) and other Notes TI=Traffic Impact Area FP=Floodplain FEA=Flood Evacuation Area FRP=subject to Flood Red. Proj. Ord. FW=Floodway R=Riverfront
Beard B81			10-20	599		
44-020-06	NA	32,000 sf			RL-6	**Von Uhlit Ranch (**app. pending) Orchard
44-020-09	NA	19,000 sf			CO	
44-030-09	NA	175,000 sf			RM-9:TI	**Von Uhlit; TI Street ext. needed
44-040-15*	1123 Pear Tree Ln	22,000 sf			RL-6	
44-040-16*	1127 Pear Tree Ln	22,000 sf			RL-6	Nonprofit clinic prev. approval and building plans under prep.
44-040-17*	1133 Pear Tree Ln	(43,000 sf)			RP-12	
44-040-18	NA	(51,000 sf)			RP-12	**Von Uhlit Ranch local street link this site
44-050-03	NA	173,000 sf			RL-6	
44-050-04*	1151 Pear Tree Ln	43,000 sf			RL-6	
44-050-05*	1187 Pear Tree Ln	44,000 sf			RL-6	
44-050-06*	1080 Pear Tree Ln	44,000 sf			RL-6	
44-050-07*	1090 Pear Tree Ln	49,000 sf			RL-6	
44-050-09	NA	22,000 sf			RL-6	Owned by/adj. to church where add'l 15,000 sf. undev.
44-062-02*	2997 Soscol Ave	44,000 sf			RM-9:TI	
44-062-03*	2991 Soscol Ave	44,000 sf			RM-9:TI	TI; street ext. needed
44-062-04	2951 Soscol Ave	69,000 sf			RM-9:TI	
44-062-05*	2903 Soscol Ave	87,000 sf			RM-9:TI	TI
44-062-28	NA	64,000 sf			RL-6:TI	
44-062-29	NA	61,000 sf			RL-6:TI	**Von Uhlit; TI
44-062-30*	3011 Soscol Ave	459,000 sf			RM-9:TI	
44-062-32*	746 La Homa Dr	59,000 sf			RL-6	**Von Uhlit; TI
44-090-58*	792 Pueblo Ave	143,000 sf			RL-6:FP	
44-170-08*	2840 Soscol	<u>63,000 sf</u> 39.9 ac			RH-18:TI:FP	**Von Uhlit; TI; street ext. needed
						Was APN 44-062-07
						Floodplain
						Net undev. area of Elks; TI; R, Floodplain, FRP, part FW, not FEA

*Partially developed, with 1 unit unless otherwise noted

General Plan Area and POD #	Property Address	Gross sq. ft. for parcels, rounded to nearest 1,000 sq. ft.	General Plan POD Density Range Units/Acre	Potential Units at mid GP range (unless otherwise noted]	Current Zoning RM-9 =Medium Density 9u/ac CO=Commercial Office CH=Heavy Commercial RP-25=Residential Prof. Office up to 25 u/ac	Infrastructure (street, floodplain) and other Notes FP=Floodplain FEA=Flood Evacuation Area TI=Traffic Impact Area FW=Floodway
Beard B 90			10-20	120		<i>Longer term; after flood control</i>
44-140-03* 44-140-04* 44-140-11* 44-140-13*	737 Central Ave 725 Central Ave 2263 Soscol Ave 2173 Soscol Ave	265,000 sf 43,000 sf 22,000 sf <u>20,000 sf</u> 8.0			RM-9:FP RM-12:FP RM-12:FP:TI RM-12:FP:TI	Floodplain,FW, FEA Floodplain,FW, FEA Floodplain, FEA and TI Floodplain, FEA and TI
B 91			15-30	680		<i>Expected Longer term; after flood control</i>
44-190-14* 44-190-32* 44-190-33 44-190-35* 44-204-01* 44-204-02* 44-291-01* 44-291-02* 44-293-01* 44-293-02* 44-314-15*	640 Maplewood Ave 572 Lincoln Ave NA 602 Lincoln Ave 522 Lincoln Ave 570 Lincoln Ave 666A Stonehouse 600 Stonehouse 677 Stonehouse 525 Stonehouse 393 Stonehouse	138,000 sf 22,000 sf 226,000 sf 34,000 sf 234,000 sf 82,000 sf 42,000 sf 39,000 sf 132,000 sf 180,000 sf <u>190,000 sf</u> 30.2 ac			CO:FP CH:FP CH:FP CH:FP CH:FP CH:FP RM-12:TI:FP RM-12:FP RM-12:TI:FP RM-12:FP RM-12:FP	Floodplain, FW, FEA Floodplain, FW, FEA, 2 exist units Floodplain, FW, FEA Floodplain, FW, FEA, 2 exist units Floodplain, FW, FEA ; 2 ex. units; Pending GPA to Tourist Comm. Floodplain, FW, FEA; 2 ex. units Floodplain, FW, FEA, TI, 11 ex un. Floodplain, FW, FEA 12 exist units Floodplain, FW, FEA, TI, 28 ex. un Floodplain, FW, FEA, 44 exist units Floodplain, FW, FEA, 43 exist units
B 155			15-30	41		
2-010-05	1775 Lincoln Ave	(2.8)* 1.8			RP-25	Office bldg. occupies about 1 acre of site. Access may be difficult. Net site is 1.8

*Partially developed, with 1 unit unless noted

General Plan Area and POD #	Property Address	Gross sq. ft. for parcels, rounded to nearest 1,000 sq. ft.	General Plan POD Density Range Units/Acre	Potential Units at mid GP range (unless otherwise noted]	Current Zoning RM-12 =Medium Density 12u/ac RH-25 High Density up to listed units/acre P-C: Planned Community ED-2 Estate District 2u/ac RH-SR= High Density, Special Residential X u/ac	Infrastructure (street, floodplain) and other Notes FP=Floodplain
Central Napa CN 142			9-16	55		
2-044-08 2-071-10	1802 "F" Street 1701 "D" St Alley	72,000 sf <u>122,000 sf</u> 4.4 acres			RM-12 RH-25:FP	Floodplain, small part FW, Creek on portion of site
CN 151			10-20	8		
43-111-02	1801 Imola Ave W	21,000 sf; .5 ac			RH-18:FP	Floodplain
CN 161			10-15	388		
43-070-09* 43-070-21* (-13) 43-070-16* 43-070-17*	1029 11 Sheveland 1029 1 Sheveland 1029 12 Sheveland NA	221,000 sf 923,000 sf 23,000 sf <u>185,000 sf</u> 31.0			P-C:FP P-C ED-2:FP ED-2:FP	Floodplain Sheveland Ranch 13 existing units, historic home; app pending Floodplain Floodplain; Creek adjacent. Exist sewer p.stn + force main upgrade expected for these 4 parcels
Linda Vista LV 11			10-20	174		
7-240-04 7-240-05 7-240-08*	3675 Solano Ave 3663 Solano Ave 3625 Solano Ave	94,000 sf 345,000 sf <u>68,000 sf</u> 11.6			RH-12/18.5 Linda Vista SP RH-12/18.5 " RH-12/18.5 "	200 unit apt. pending on -04 and -05 (PC has rec'd approval) 2 existing units
LV 12			10-20	115*		
7-311-20 7-311-21* 7-311-22	2370 Redwood Rd 2360 Redwood Rd 2354 Redwood Rd	22,000 sf 29,000 sf <u>33,000 sf</u> 1.9			RH-SR 25/60 (RM 10/12) " Linda Vista SP; medium " density unless senior	*115 senior unit project approved 1/01 on all 3 parcels; may require some downstream sewer line upgrade

*Partially developed, with 1 unit unless noted

General Plan Area and POD #	Property Address	Gross sq. ft. for parcels, rounded to nearest 1,000 sq. ft.	General Plan POD Density Range Units/Acre	Potential Units at mid GP range (unless otherwise noted)	Current Zoning RH-High Density up to listed units/acre; SR=Special Residential for Senior Hsg. RM-9 Medium Density 9u/ac Prez=Prezone	Infrastructure (street, floodplain) and other Notes FP=Floodplain TI= Traffic Impact Area
LV 13			10-20	14+		
7-321-01* 7-321-04*	2118 Redwood Rd 2040 Redwood Rd	20,000 sf <u>20,000 sf</u> 0.9 acres			RH-SR 25/60 (RM-12) " Linda Vista SP	Next to new Aegis Sr. Asst. Living Facility; Low income senior high density potential or medium density
P61			10-20	15		
42-050-04	2055 Redwood	1 ac			RM-9	Undev. portion of church; access may be difficult
Terrace Shurtleff TS 175			10-30	100		
46-100-02 46-100-03 46-100-04	190 Silverado Tr 250 Silverado Tr NA	35,000 sf 9,000 sf 113,000 sf			RM-12 and RM-9 Prez RM-12 Prez RM-12:FP	Saratoga Rd ext. this site; -02, -03 and -04 are <i>part</i> multi family, <i>part</i> SF; -03 and -04 are also unincorp. island; Floodplain on part of -04 Unincorporated island area Unincorporated island area Sewer line upgrade may be needed these sites
46-130-07 46-130-08*	NA 140 Silverado Tr	37,000 sf <u>27,000 sf</u> 5.0 acres			Prez RM-12:FP Prez RM-12	
TS 177			10-15	86		
46-200-20* 46-211-03* 46-211-04 46-211-05 46-211-07 46-211-08* 46-261-19*	232 Soscol Ave 2005 Wilkins Ave NA NA NA 1000 Shetler Ave 124 Soscol Ave	84,000 sf 23,000 sf 24,000 sf 49,000 sf 51,000 sf 47,000 sf <u>22,000 sf</u> 6.9 acres			RH-25:TI:FP RL-6 RL-6 RL-6 RH-25 RH-25:FP RH-25:TI	TI and Floodplain Floodplain TI Shetler/Wilkins parcels may need sewer line upgrade

*Partially developed with 1 unit unless otherwise noted

General Plan Area and POD #	Property Address	Gross sq. ft. for parcels, rounded to nearest 1,000 sq. ft.	General Plan POD Density Range Units/Acre	Potential Units at mid GP range (unless otherwise noted)	Current Zoning RL-6 Low Density 6u/ac :A=Agricultural overlay CN=Neighborhood Comm. RM-9= Medium Density 9 u/ac AR=Agricultural Resource Prez=Prezone RH-18=High Density 18u/ac P-Q=Public Quasi Public	Infrastructure (street, floodplain) and other Notes FP=Floodplain TI= Traffic Impact Area
Vintage V 21			10-20	29		
38-021-02* 38-022-01* 38-022-02*	1877 Salvador Ave 1843 Salvador Ave 1869 Salvador Ave	28,000 sf 28,000 sf <u>28,000 sf</u> 1.9 acres			RL-6:A RL-6 RL-6	
V 24			10-15	108		
38-063-01* 38-063-07 38-063-08* 38-091-05* 38-091-06* 38-091-08* 38-091-11* 38-091-13*	4122 Byway East 4110 Byway East 1780 El Centro Ave 1845 El Centro Ave 1833 El Centro Ave 1811 El Centro Ave 1749 El Centro Ave 1703 El Centro Ave	65,000 sf 46,000 sf 73,000 sf 32,000 sf 33,000 sf 43,000 sf 43,000 sf <u>38,000 sf</u> 8.6 acres			CN CN RM-9 RL-6:A RL-6:A AR RL-6 Prez RL-6	RV sales 2 existing units Drainage channel adjacent " ", 2 existing units Drainage channel adjacent Drainage channel adjacent
Big Ranch ptn V 29			12-18	117**		
38-310-01* 38-310-02 38-310-03* (6 units)	710 Trancas St 712 Trancas St 714 1 Trancas St	4.7 ac total			RH-18:TI " "	**117 unit senior housing project approved 2/00; 20% affordable units; TI site
V 31			10-40	78**		
38-430-02 38-430-03	3400 Jefferson St	2 acres combined			RH-25 RH-25	**Former Dept of Forestry site; 78 unit low inc. senior project approved 4/01 May need short sewer line upgrade to Trancas

*Partially developed with 1 unit unless otherwise noted

General Plan Area and POD #	Property Address	Gross sq. ft. for parcels, rounded to nearest 1,000 sq. ft.	General Plan POD Density Range Units/Acre	Potential Units at mid GP range (unless otherwise noted]	Current Zoning RL-6 Low Density 6u/ac CN=Neighborhood Comm. RM-12= Med. Density 12 u/ac AR=Agricultural Resource ED-3=Low Density 3u/ac RH-25=High Density 25u/ac RP-25=Resid. Prof. Office 25u/a	Infrastructure (street, floodplain) and other Notes FP=Floodplain TI= Traffic Impact Area H=Historic home C=Creek along rear of site
V33H			12-25	39		
38-250-14* 38-170-45	Villa Ln 3450 Villa Lane**	1.2 .9 2.1			RH-25 RH-25:CR-6	**18 unit apt. approved 11/00
Westwood W 113			10-20	215		
4-081-02* 4-081-03* 4-081-05* 4-081-09* 4-081-12* 42-312-12* 42-312-13 42-312-14* 42-320-05* 42-320-06* 42-331-01 43-331-02*	2611 First St 2617 First St. 2647 First St 2790 Kilburn Ave 2587 First St 2662 First St 2660 First St 2614 First St 2608 First St 2604 First St	48,000 sf 27,000 sf 37,000 sf 93,000 sf 40,000 sf 64,000 sf 17,000 sf 43,000 sf 124,000 sf 54,000 sf 23,000 sf <u>54,000 sf</u> 14.3 acres			RM-12 RM-12 RM-12 RL-6 RM-12 AR:FP AR RL-6 RH-25 RH-25 RL-6 RL-6	C C, Est. vacant portion of church C, Floodplain 2 existing units Est. vacant ptn of church C; APNs 42-320 + 331 sewer line extension may be costly; also street ext. planned in this vicinity
W 114			10-20	107		
50-330-01 50-270-13*	3001 Browns Vly Rd 3067 Browns Vly Rd	22,000 sf <u>287,000 sf**</u> 7.1 acres			CN ED-3:HP	2 ex. units; H; court order may limit available parcel; **excludes estimated steep slope higher area where water supply v. difficult.
W 126			10-30	28		
4-483-08* 43-342-05	2454 Imola Ave W	22,000 sf <u>38,000 sf</u> 1.4 acres			RL-6 RP-25	Near freeway onramp
W 129			10-20	252		<i>In RUL not city- may be longer term</i>
43-062-06*	1200 Foster Rd	730,000 sf or 16.8 acres			Prez:FP	Uninc., Napa Horsemen; sloping topography; sewer ext a question

*Partially developed with 1 unit unless otherwise noted

General Plan Areas Designated Multi Family- larger sites City and RUL TOTALS	2381 <u>1052</u> 3433	Short Term estimate Longer term additional potential Totals
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Multi Family sites developed 1994-98

- CN 151 Bridgegate Commons, 2.4 ac, developed 1996; 42 condo units
- W 122 Cherryview Court 2 ac., developed 1998; 22 units small lot sf
- *Note: TRI 143 Folks Landing .4 ac., developed 1994-5; 14 senior low income units (however, 1998 General Plan designated area as low density)*

Multi Family sites developed 1999-2000

- LV POD 6 Las Flores Court 5.5 acres; developed 1999; 49 sf & duets
- CN 142 Pecan Court; 1.3 acres; completed 1999; 25 affordable apts.
- LV 13 Aegis Asst. Living, 43 units. 1.1 ac, dev. 1999
- V 33H Silverado Creek Apts. 4.8 acres; developed 2000; 102 affordable apts.
- *Note: SFI 94 Whistlestop Apartments, 1.1 acres, developed 2000; 17 affordable apts. 1998 General Plan designated area as low density)*

1998 General Plan
“Mixed Use” Sites with Multi Family Residential Potential as of June, 2000
Includes Larger Vacant or Partially Developed sites

Listed sites are > 15,000 sq. ft. if vacant; or >20,000 sq. ft. if partially developed.

Some sites have pending or approved projects, but have not been developed as of 6/00

Potential Units listed in italics are not expected to be available in the short term

General Plan Area and POD #	Property Address	Gross sq. ft. for parcels, rounded to nearest 1,000 sq. ft.	General Plan POD Density Range Units/Acre	Potential Units at mid GP range (unless otherwise noted]	Current Zoning CEN Expanded Neighborhood Commercial CV=Visitor Commercial RH-18=High Density 18u/ac	Infrastructure (street, floodplain) and other Notes R=Riverfront FP=Floodplain FW=Floodway TI= Traffic Impact Area FRP=subject to Flood Reduction Project ordinance
MU 461 6-061-01 45-090-13 45-100-01 45-100-02	 1405 Juarez St NA NA 1515 Silverado Tr.	 1.1 (5.5) 1.6 (7.2) <u>4.0</u> 6.7	 10-40 10-40	 168 168	 CEN:FP CV:FP CV:FP CEN:FP	 <i>Longer term potential for residential after FRP; hotel/retail/residential area(Hotel project pending)</i> Floodplain, FRP, part FW, R Appr. 70% this parcel a flood area after FRP; FW, R, riparian habitat All parcel floods after FRP; FW, R, riparian habitat Floodplain and FRP; part FW
MU 530 6-062-03*, ** 6-064-01*, **	 420 Clay St 1312 Juarez St	 46,000 sf <u>35,000 sf</u> 1.9 acres	 10-40 10-40	 48 48	 CEN:FP CEN:FP	 Residential/retail/hotel area 2 units, Floodplain, FRP, part FW, R Floodplain
MU 532 46-050-01*, ** 46-050-02*, ** 46-050-03**	515 Silverado Tr 511 Silverado Tr 501 Silverado Tr	47,000 43,000 <u>46,000</u> 3.1 acres	 10-40 10-40	 77 77	 RH-18:FP RH-18:FP RH-18:FP	 Floodplain Floodplain; 4 existing units Floodplain Sewer line upgrade a likely need these parcels

*Partially developed, with 1 unit unless otherwise noted

General Plan Area and POD #	Property Address	Gross sq. ft. of parcels rounded to nearest 1,000 sq. ft	General Plan POD Density Range Units/Acre	Potential units at mid GP range (unless otherwise noted)	Current Zoning P-C=Planned Community CH=Heavy Commercial CV=Visitor Commercial RH-18=High Density 18u/ac SP=Specific Plan	Infrastructure (Street, floodplain) and other Notes R=Riverfront FP=Floodplain FW=Floodway TI= Traffic Impact Area FRP=subject to Flood Red. Proj Ord SD=major storm drain setbacks
MU 532 46-190-48 46-691-01	955 Oil Company Rd NA (Gasser property)	(57.8 ac) 23 ac (24.2 ac) 5.2 ac est 28.2 ac	10-40	? major – mixed use potential longer term	Multiple SP	<i>Longer term potential for residential after Flood Project</i> Floodplain, FW, FEA, FRP; TI Floodplain, FW, FEA, FRP; TI Substantial wetland, floodway, stormwater pond, creek constraints. Expected to be mixed use, unknown portion of which would be residential.
MU 485 3-181-01** 3-183-02** 44-250-12** 44-250-13** 44-250-16** 44-250-26** 44-250-17** 44-250-18** 44-250-27** 44-250-28** 44-260-01**	1135 McKinstry St 1130 McKinstry 1274 McKinstry NA 750 Randean Way 710 Randean Way 780 Randean Way 781 Randean Way NA 1312 McKinstry St 1317 McKinstry St	58,000 22,000 31,000 20,000 21,000 17,000 62,000 68,000 112,000 88,000 <u>104,000</u> 13.8	10-40	345	P-C:FP CH:FP CH:FP CH:FP CH:FP CH:TI:FP CH:FP CH:FP CH:FP CH:FP CH:FP CH:TI:FP	<i>Longer Term potential for residential after Flood Project.</i> Two hotel projects approved; one on #17-26; other on #27-28 Floodplain,FW, FEA, FRP Floodplain,FW, FEA, FRP Floodplain,FW, FEA, R Floodplain,FW, FEA, FRP, R Floodplain,FW, FEA TI, Floodplain,FW, FEA, FRP, R Floodplain,FW, FEA, FRP, R, SD Floodplain,FW, FEA, FRP, R, SD Floodplain,FW, FEA, FRP, R Floodplain,FW, FEA, FRP TI, Floodplain,FW, FEA
MU 487 4-492-01 4-492-12 4-201-01*	2349 First St 920 California Blvd 2407 Laurel St	16,000 16,000 <u>27,000</u> 1.4 acres	10-40	35	CV CV CH	@ California Between 1 st and 2 nd ; hotel pending 3 existing units on site
MU 489 5-131-33,34,35** 5-171-10** 5-171- 13**	End of Riverside 1160 Imola Ave W 250 So.Coombs St	55,000 20,000 <u>120,000</u> 4.5 acres	10-40	113	RH-18:FP CV:TI:FP CV:TI:FP	<i>Longer term after FRP</i> End of Riverside; Floodplain, FW Only w #13, narrow, FP, FW Floodplain, FRP, R

MIXED USE TOTALS		59.6 acres		160 626+ ? Gasser		Near term; however, still competing with other uses <i>Longer term; however, competing with other uses</i>
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*partially developed, with 1 unit unless noted.

1998 General Plan

“Business Professional” or other Commercial Category Sites with Multi Family Residential Development Potential Includes Larger Vacant or Partially Developed sites

Listed sites are >15,000 sq. ft. if vacant; or >20,000 sq. ft. if partially developed.

Some sites have pending or approved projects, but have not been developed as of June, 2000

General Plan Area and POD #	Property Address	Gross sq. ft. for parcels, rounded to nearest 1,000 sq. ft.	General Plan POD Density Range Units/Acre	Potential Units at mid GP range (unless otherwise noted]	Current Zoning CEN=Expanded Neighborhood Comm. RH-18=High Density 18u/ac	Infrastructure (street, floodplain) and other Notes TI= Traffic Impact Area
BP 441 and MFR 86 1-012-05	3130 Jefferson	1 acre	10-40	25	CEN:TI and RH-18:TI (split)	Vacant portion of Mobile Home Park property
Unspecified	Mis’c Local Commercial, Downtown Commercial and other Business Professional sites have some unspecified multi family potential County Fairgrounds is designated “PS Public Serving”. This site may have some future residential redevelopment potential					

OVERALL TOTALS: (@Mid GP Range)	Available Short Term		Longer Term
	Larger Multi Family Sites	2,381	1,052
	Larger Mixed Use Sites	160	626 + ? Gasser property
	Bus. Prof, other GP allowing	25+	<u>Not specified</u>
	Mixed uses	2,566	1,678 + Gasser property + unspecified other GP
	<i>Note that other smaller sites, and existing developed sites provide additional potential</i>		

EVALUATION OF NAPA'S 1991-1992 HOUSING ELEMENT PROGRAMS

Information Compiled by Napa Planning Department August, 2000 and January, 2001

H-1.A *The City shall **monitor the supply of vacant land** within the Rural Urban Limit line (RUL) through the use of the Land Use/Vacant Land Inventory Program. (Program Statement 1.1)*

Responsibility: *Planning Department*

Financing: *Staff time*

Objectives: *Conduct an annual review and prepare a report*

Time Frame: *Ongoing*

Evaluation: *Annual review objective has not yet been met.* The Planning Department has put together and continues to refine a list of vacant and underdeveloped larger multi family and mixed use sites, as well as information on low density residential properties in Napa's Rural Urban Limit, based on the 1998 General Plan. The City is also setting up a GIS system that, in the next couple of years, will make it much easier to track vacant land by zoning and/or General Plan designations. Earlier computerized systems were not maintained due to staffing and computer changes.

Staff Comments: As land supply becomes more scarce, monitoring is more important. Monitoring is critical to a pacing program, as well as required Housing Element reporting. Setting up an easily "track-able" monitoring system as part of this Housing Element is a necessary program.

H-1.B *The City shall adopt **an inclusionary zoning or in-lieu fee program** to promote development of affordable units in new residential development (Program Statement 1.2)*

Responsibility: *Housing Authority, City Attorney, Planning Department*

Objectives: *Adopt an ordinance or resolution*

Time Frame: *By December, 1991*

Evaluation: *Met Objective although not in stated time frame.* The City adopted an inclusionary ordinance and in lieu fee program applying to both residential and non-residential projects in 1999. (A copy is included in the Housing Committee's "reader") The City's inclusionary ordinance was modeled on County ordinance which has produced upwards of \$6 million for affordable housing projects. As of September, 2000 the city had collected about \$130,000. Most new non residential projects or expansions require payment of "Housing Impact Fees". Certain projects are exempt, such as schools, various non profits, parking lots. Fees are established by Resolution and may be updated annually. The 1999 Fee Resolution ranged from \$.20/square foot for large warehouses to \$1.40/square foot for hotels.

For residential projects, at least 10% of new dwellings are to be affordable units. Single Family Residential and duplex projects may pay an "in lieu" fee or construct units as part of the project. Multi family projects are generally required to construct units unless there are overriding considerations preventing construction. Fees are established by Resolution and may be updated annually. They are based on construction costs multiplied by the square footage of the new building, and include a sliding scale, thus larger buildings pay higher fees and small buildings such as "granny units" are exempt.

The residential portion of the ordinance has been challenged by the Associated Home Builders of Northern California. The theories are that the fee has no nexus and serves no legitimate purpose and therefore constitutes a taking in violation of the constitution; that it violates due process; that it is a tax in violation of Propositions 13, 62 and 218, and that it violates Govt. Code section 66000 et. seq. The City demurred, arguing that these arguments were either at odds with settled law, premature, or both. The Superior Court agreed with the City's arguments. The Home Builders then appealed the case to the First District Court of Appeal. That appeal is pending as of January 4, 2001.

H-1.C *The City shall **utilize state and federal assistance to the fullest extent possible to develop affordable lower-income housing for families, including farm workers** (Program Statement 1.3)*

Responsibility: *Redevelopment Agency, City Housing Authority*

Financing: *Federal, State programs*

Objectives: *Proposition 84 application for Von Brandt site (51 units of low-income housing) with project completion anticipated in 1992/1993. Begin Planning and application process for development of two additional sites in 1992.*

Time Frame: *Ongoing*

Evaluation: *Met Objectives.* The 51 unit rental project, now known as Mayacamas Village located on Calaveras Court, was constructed in 1993-94 utilizing the California Rental Housing Construction Program (RHCP) and Tax Credits. It contains larger 3 and 4 bedroom units for families.

Planning for development of two additional sites did occur 1992-95. In 1992-93, planning permits were approved for Saratoga Creek, a 32 unit single family ownership project. That project was constructed in 1994, providing 16 units affordable to low and 16 units affordable to moderate income households. Also in 1994, planning began for School House Court, a 14 unit single family rental project constructed with HOME and Tax Credit programs. The Use Permit for that project was approved in 1995, although construction was not completed until 1999. [See Attachment A]

The May, 2000 *Consolidated Plan* provides detailed information on state and federal funding programs currently being used or sought by the City to construct new affordable *family* projects (pp. 3, 74-75), including the HOME Rental Construction Program and the Low Income Housing Tax Credit Program. The Housing Authority is aggressive in pursuing funds.

H-1.D *The City shall **locate sites for possible acquisition by the city or an affordable housing developer for assisted housing for large families and/or sites which could be considered for dormitory-style housing for migrant workers.** (Program Statement 1.4)*

Responsibility: *Planning Department, Housing Authority, Affordable Housing Committee*

Financing: *City funding for staff time*

Objectives: *Identify five sites for active efforts toward acquisition*

Time Frame: *Create an inventory of sites potentially available by 1992. Actively work (and/or work with developers) to acquire sites through 1994. Periodically update inventory.*

Evaluation: *City met Objective of identifying five sites "for active efforts toward acquisition" and set up an inventory of sites by 2000.* Using Redevelopment Agency Housing Set-Aside funds, the City had purchased the Mayacamas Village, School House Court and Saratoga Creek sites by the time the Housing Element was adopted in 1991. Since the 1991 Housing Element adoption, the City Housing Authority (HA), also using Redevelopment Agency Housing Set-Aside funds, helped purchase the 1.4 acre Clay Street (Pecan Court) site, and a 4.7 acre Villa Lane site (Silverado Creek Apartments). Both of these sites were developed in 1999-2000 with primarily larger apartment units for very low and low income households: 25 units at Pecan Court and 102 units at Silverado Creek. The Housing Authority also assisted in the financing and acquisition of land by Napa Valley Community Housing for the 17 unit Whistle Stop Townhomes on Yahome Street. Finally, the City required the developer of Las Flores Court to sell 10 3 and 4 bedroom townhomes to lower income families as a condition of approval for their project. The HA also evaluated a number of other sites including a city owned west side reservoir site, a site on Silverado Trail near Souza Lane and surplus land at Redwood Middle School, but these sites ultimately were not suitable for development.

By 2000, the City Planning Department had developed and continues to refine a comprehensive published list of larger multi family and mixed use sites based on 1998 General Plan land use designations. City

Planning, Redevelopment and Housing Authority staff have had recent discussions about sites and have identified multi family sites with good potential for acquisition. In November, 2000, the Redevelopment Agency agreed Agency staff should continue to seek acquisition of sites for future affordable housing projects. The Napa Valley Community Housing (a city/county non profit) is also using the multi family sites list to review potential multi family sites. City and non-profit efforts in the city have focused on permanent rental housing. No sites have been specifically identified only for dormitory-style migrant worker housing; there has been a greater emphasis on providing such housing in County agricultural areas.

Staff Comments: Site acquisition is a key tool to promoting new affordable projects.

- H-1.E** *The City shall assist in the development of affordable housing by **continuing to promote self-help housing** development within the city. Self-help housing is privately funded housing where the future owner/resident provides labor toward the development of the unit and/or assists in sharing the cost of building the units. City actions may include:*
- 1. Ensuring site control or acquisition;*
 - 2. Selecting lower-and moderate-income families who could successfully participate in the development;*
 - 3. Selecting and overseeing a qualified contractor and/or construction sponsor who would supervise and manage construction. (Program Statement 1.5)*

Responsibility: Housing Authority, Redevelopment Agency

Financing: Possible sources of funding include: private financing, State Pre-Development loans, and available State or Federal funding sources.

Objectives: 20 units of affordable low-or moderate income ownership housing.

Time Frame: 1991-1995

Evaluation: *Objective of 20 units of self help ownership housing affordable low-or moderate income not met during identified time frame. However, 32 units of low and moderate income ownership housing were constructed between 1991-1995 at Saratoga Creek, although it is not a "self help" project and 10 affordable townhomes were constructed and sold to lower income families at Las Flores Court. These 42 ownership units are price restricted and will remain affordable to future purchasers.*

Pioneer Village, constructed in 1989 prior to Housing Element adoption, was a 32 self help unit project; there have been no new self help projects constructed in Napa since then. However, the City and HA have monitored all resales in this development and provide financing to insure that the units remained affordable to moderate income families. High costs of land and lack of non-profit developers active in Napa specializing in these types of projects have contributed to this situation.

- H-1.F** *Develop an **outreach program aimed at increasing the supply of privately produced rental and ownership housing** in a manner which may be more affordable to the end consumer. The program will include proactive disbursement of information through brochures, advertising, workshops to affordable housing developers, appropriate agencies and other interested parties. Information to be disbursed will relate to: local, state and federal housing finance/funding programs; Housing Element programs; existing zoning ordinance incentives for affordable housing, including density bonuses, second units, reduced single-family lot sizes, reduced parking for elderly, reduced or waived fees and sites or areas of the city considered ideal for high-density housing. (Program Statement 1.6)*

Responsibility: Housing Authority, Planning Department, Affordable Housing Committee

Financing: Staff time.

Time Frame: Prepare brochure and mail to city residents (through water bills) and owners of vacant and underutilized land explaining available programs in 1992. Other elements of identified program to be implemented in 1993-1994.

Evaluation: *Brochure was not prepared or sent.* The Housing Authority would need to contract out a concerted outreach program due to lack of staff. The HA does advertise about its various affordable housing programs in the daily newspaper and also the quarterly Community Resources newsletter distributed to all household in the City. Housing and Planning Staff do work with property owners expressing interest in affordable projects on a project specific basis. With the passage of the Inclusionary Ordinance, we are experiencing an increased interest from market rate developers on how to incorporate affordable housing. The Planning Department provides handouts at the front counter of various zoning chapters relating to small lot development, second units, density bonuses, etc.

H-1.G *The City shall approve, when appropriate, densities of up to 60 dwelling units per acre with a use permit under the Special Residential policy for residential projects which provide housing for low-and moderate-income elderly and handicapped persons on lots designated as Multi-Family Residential (formerly High Density Residential). The City Attorney shall prepare agreements with the developer to ensure rents are affordable to low- and moderate-income persons. The Housing Authority shall monitor those agreements. The number of units with rents at levels affordable to low-income is based on a sliding scale: the greater the proposed density, the greater the number of units which must be affordable to low-income persons. To encourage the use of the special Residential policy, the Planning Department and other agencies will alert developers to areas suitable for the application of the policy (Program Statement 1.7)*

Responsibility: *Housing Authority, City Attorney and Planning Department*
Financing: *Staff time*
Objectives: *50 units of housing for low- or moderate-income elderly disabled.*
Time Frame: *25 units by 1993; 25 by 1995.*

Evaluation: *Objectives of 50 low- or moderate income elderly/disabled units more than met; 230 units were constructed during the 1991-95 time frame. The "Special Residential" policy was used to allow for addition of 213 very low and low income units and to renovate 27 units at the 150 unit Rolff's Manor senior complex on Rolff's Way. This project was completed in late 1991. Resulting densities are approximately 24 units/acre. Folks Landing, a 14 unit very low and low income senior project on Calistoga Avenue constructed in 1994-95, was also facilitated by the "Special Residential" policy which allowed an increase to 34 units/acre. All of the units in these two projects are for very low or low income persons. Both of these projects have rental rate agreements which are monitored by Housing Authority staff.*

The *Linda Vista Specific Plan* provides notification to developers of suitable sites for application of "Special Residential" policies by identifying them in the zoning; this is the only part of the City where sites are specifically identified for these *senior/disabled-only* projects. Note: Two senior projects: The Reserve of Napa (117 units on 4.7 acres or 25 units/acre) and The Vintage on Redwood (115 units on 2.12 acres or 54 units/acre) have been approved or recommended for approval in 1999-2000 using this policy.

Staff Comments: The Special Residential Policy, adopted in 1987, should be revised to reference the new General Plan and to tighten requirements to achieve these higher densities. Currently, only 10-25% of units need to be affordable to low income households to achieve densities of 26-60 units per acre, a fairly low percentage.

H-1.H *In conformance with State law, promote a program permitting an increase in density (a "density bonus") of a maximum of 25% above the maximum permitted density under the applicable zoning district, and grant an additional incentive to a housing development in which at least*

- a. 20% of the units are reserved for low and very low income households; or*
- b. 10% of the units are reserved for very low income households; or*
- c. 50% of the units are for senior citizens (over age 62) (Program Statement 1.8)*

Responsibility: Planning Department and City Attorney
Financing: Staff time
Objectives: Potentially increase the supply of housing for low and very low income households
Time Frame: Modify the existing density bonus ordinance by December 1991 to bring it into conformance with the modifications in State law.

Evaluation. *Objectives met.* The City revised its density bonus ordinance consistent with the above provisions in early 1996. The city has used density bonus provisions, for example in the Whistlestop Apartments project (approved in 1997; constructed in 1999-2000) to help increase the supply of affordable housing.

H-1.I *The City shall utilize 20% of required set aside in tax increment monies received from designated redevelopment areas to fund low income residential projects in appropriate locations anywhere in the city. Combine with other housing programs where possible to enhance number of units that can be developed. (Program Statement 1.9)*

Responsibility: Redevelopment Agency, City Manager, Housing Authority
Financing: Staff time, \$500,000 Redevelopment accrued set aside, \$250,000 annually thereafter
Objectives: Identify two additional projects to be funded.
Time Frame: Von Brandt site acquisition already funded with \$575,000 in Redevelopment funds and \$100,000 in Housing Authority funds. Project to include 51 very-low income units. Initial planning for two other sites will begin in 1992.

Evaluation: *Objectives met.* As noted earlier under Program H-1.D, Redevelopment set aside funds were used to acquire sites for the following projects: Mayacamas Village, Saratoga Creek, School House Court prior to 1991, and Pecan Court and Silverado Creek Apartments after 1991. The Redevelopment Agency in November, 2000 directed staff to continue using such funds to assist in site acquisition for Affordable Housing Projects. Redevelopment set aside funds were also used to assist 10 units for first time homebuyers at Las Flores Court.

H-1.J *Apply for State and Federal programs to be used for the development of housing affordable to low and moderate income households, when funds are available. The City and the Housing Authority intend to apply for all possible sources of additional funding which can be used to achieve Housing Element goals, including HOME funds (through State allocation) Mortgage Credit Certificate allocations, Low Income Housing Tax Credits, Federal Home Loan Affordable Housing Program, local revenue bond issues for multi-family construction, additional Section 8 Certificate and Voucher increments, and other programs as they become available (Program Statement 1.10)*

Responsibility: Housing Authority, City Attorney
Financing: Staff time, State and federal programs as identified in the program
Objectives: 300 rental units; 175 for very low income families, 125 for low income families; plus 125 home ownership units affordable to first time low income home buyers.
Time Frame: Time frame for applications is as follows:

HOME funds: 1992-93 (upon release of applications)
 Mortgage Credit Certificates: 1992 (\$3.6 million)
 Federal Home Loan Affordable Housing Program: 1994
 Local Revenue bonds: 1994-95
 Section 8 Certificate and Voucher increments: 1992

Evaluation: *Targets proposed in this program were for 300 rental units: 175 for very low income families/households and 125 for low income families/households, as well as 125 homeownership units available to first time low income buyers; time frame wasn't specified but would be after 1991 and before the current Housing Element update's 1999-on timeframe. These objectives were met or nearly met.*

From 1991-1998, 150 new rental units for very low income households (86% of target) and 138 new rental units for low income households (110% of target) were constructed, and 13 units were renovated for very low income households and 14 units were renovated for low income households.

There is no annual breakdown of homeownership units made available to first time low income buyers in the City during this time frame. However, an August, 1999 memo to the Asst. City Manager from the Housing Authority Director identified that since its first allocation issue in 1992, \$23 million in Mortgage Credit Certificates have been made available to more than 200 eligible first time homebuyers throughout Napa County, with 116 of these made available to low income homebuyers. Also, since 1989, the City and Housing Authority have provided approximately \$2.1 million in deferred down payment assistance loans to 111 low and moderate income first time homebuyers to assist with the purchase of their first home in the City of Napa; 56 of those assisted made less than 100% of median income. A reasonable extrapolation of this data indicates that at least 121 low income households in the City of Napa achieved homeownership through these programs. In addition, Saratoga Creek provided 16 new single family ownership homes to low income households (110% of target)

Staff Comments: Targets for new low income construction should be revised to be consistent with the *Consolidated Plan*, as these numbers are what the City has determined we can reasonably accomplish. Given that time frames are slightly different, numbers will need to be adjusted accordingly.

H-1.K *The City shall continue to utilize to the fullest extent possible, available **Federal subsidies to residents through the Section 8 or subsequent rental assistance program.** The Housing Authority will provide information to residents on the use of any new housing assistance programs which become available. (Program Statement 1.11)*

Responsibility: Housing Authority, Redevelopment Agency
Financing: Section 8 Existing, State programs (Housing Assistance Program)
Objectives: Based on funding availability
Time Frame: Ongoing

Evaluation. Objective met. The 1995-99 *Consolidated Plan* reported that 984 households received Section 8 Assisted Housing Certificates, Vouchers and Moderate Rehab were available in the City. A draft 1995 Housing Background report prepared by the Planning Department noted this was an increase of 17% over 1990 levels. As of January 1, 1995, there were no unused tenant-based rental certificates nor vouchers, no vacancies and no unit losses anticipated. The 2000-2005 *Consolidated Plan* reported an 1094 units in the Section 8 Assisted Housing inventory by January 1, 2000, (an 11% increase in 5 years) with 98.7% of the available rental assistance utilized. This Plan also reported that no rental vacancies existed, nor did the city anticipate any assisted housing inventory losses. Family households were 446 or 40% of households assisted, while elderly/disabled were 60% of total households assisted. The Plan also noted that the Housing Authority had a Section 8 waiting list of 1,057 households. (p. 53)

The Housing Authority of the City also has a currently operating Transitional Housing Program that coordinates provision of 25 Rental Assistance vouchers with supportive services for battered women and their families, and homeless families.

H-1.L *The City shall continue to support the emergency housing program operated by Napa County Council for Economic Opportunity (NCCEO) and Napa Emergency Women's Shelter (NEWS) which provide emergency shelter for battered women and their children, and support the provision of transitional housing. (Program Statement 1.12)*

Responsibility: Housing Authority, City Manager, Parks and Recreation Department (CDBG Manager)
Financing: CDBG, Housing Authority and other City State and Federal funds
Objectives: Maintain existing shelters (CDBG monies)
Time Frame: Ongoing

Evaluation: *Objectives met.* The 2000-2005 *Consolidated Plan* reports (p. 84) that present services for homeless consist of

- a 40 bed shelter for adults 18 or older without children (Sullivan Shelter, opened in 1987). This shelter can accommodate 34 single men and 6 single women.
- the NEWS shelter, opened in 1981 for battered women and their children, which can accommodate four families (12 people); and
- a family shelter (Samaritan Family Center, opened in 1992) for up to 10 single women and 7 families (30 people maximum).

The shelter providers have been able to secure a site each of the last three years to provide a winter emergency shelter in addition to the more permanent shelters. However, the owners of the building that houses the singles shelter has indicated that they would like to reclaim the building for other purposes, and the non-profit providers are searching for a suitable replacement site. The *Consolidated Plan* also highlights the need to provide *additional* housing capacity, both permanent and transitional, for the homeless. The City recently provided general funds to NCCEO to support homeless programs. The Housing Authority has also been the lead agency in the Napa County Continuum of Care for homeless services that has resulted in over \$1.2 million dollars in the last 4 years for expansion of homeless services, including the HOPE Resource Center, transitional house for homeless at Whistlestop Townhomes and rental assistance and supportive services.

H-1.M *The City shall evaluate and propose joint City and County measures to address the housing needs of farm workers. Assist farm workers in finding available housing by distributing bilingual information and meeting with growers, farm workers and agencies which serve farm workers (Program Statement 1.13)*

Responsibility: *Redevelopment Agency, Housing Authority, Affordable Housing Committee*

Financing: *Staff time*

Objectives: *Identify housing strategies and sites (See Program 1.D) to address identified farmworker needs*

Time Frame: *Housing strategy to be formulated by the end of 1992*

Evaluation: *Objectives met and ongoing.* Housing Authority staff have worked with County staff to address farmworker needs. In 1995, a 40 bed farmworker facility that has been expanded to 60 beds was developed by Napa County in Calistoga, and 26 seasonal units were added to the Mondavi facility on Silverado Trail for a total of 53 beds. In 2000, the City assisted the opening of a new Beringer 24 bed seasonal facility off of Stanly Lane by removing hazardous eucalyptus. A Napa County Farmworker Oversight Committee was formed in 2000 to work on expanding and building additional migrant farmworker facilities in Napa County. The Napa County Vintners Association has added Farmworker housing as an eligible criteria for funding from the annual Wine Auction and has awarded over \$300,000 to support the expansion of farmworker housing. Also, the City's rental housing stock supplies housing to farmworkers, and vacant and underutilized sites identified for multi family use are a potential future source of housing.

H-1.N *The City shall expand home ownership opportunities for low, moderate and first time home buyers by using mortgage credit certificates (MCCs) if available. Such certificates allow tax benefits of home ownership to be used to help secure financing. (Program Statement 1.14)*

Responsibility: *Housing Authority*

Financing: *Staff time*

Objectives: *Apply for MCC allocation and advertise availability of funds to eligible first time purchasers*

Time Frame: *1993*

Evaluation: *Objective met.* Housing Authority staff have been successful in applying for several Mortgage Credit Certificate (MCC) allocations and other funds to assist first time homebuyers, and have conducted seminars for low income homebuyers. See H-1.J for additional information. The *Consolidated Plan 2000-2005* establishes quantifiable five year targets.

H-1.O *The City shall retain the Affordable Housing Committee to provide technical assistance and assistance in addressing community concerns in regards to potential affordable housing programs (Program Statement 1.15)*

Responsibility: *Housing Authority, Affordable Housing Committee*

Time Frame: *Identify role and obtain City Council approval for role by end of 1991.*

Evaluation: While there has not been one ongoing committee, there have been several City and non profit Committee efforts that have provided technical assistance, helped address community concerns, and have provided strategies for housing. The *Affordable Housing Committee* decided they had met their goal by identifying broad strategies and goals for production of affordable housing; and they disbanded in 1995. By 1995, the *Napa County Housing Alliance* had been formed, an areawide consortium of non-profit associations and government agencies that provide housing and produce information and priorities on affordable housing programs and supportive services. The Alliance, now known as the *Napa Valley Non-Profit Coalition*, has been instrumental in helping to prioritize needs and target populations for the 1995 and 2000 *Consolidated Plans*, and maintains a *Housing Committee* to advocate for affordable housing.

In 1997, the Housing Authority formed a 20 member broad based *Affordable Housing Task Force* to study housing issues in Napa. They produced a community wide visioning workshop in 1997 and a final Task Force Report in April, 1998. The *Task Force's* highest priority recommendation was preparation and adoption of an inclusionary ordinance; this ordinance was adopted in 1999 with the assistance of an *ad hoc committee* of interested parties. In 2000, a new 15 member *Housing Element Steering Committee* was established to recommend an updated Housing Element and to improve community support for needed housing programs.

H-1.P *The City shall establish a means to ensure the Housing Assistance Program (HAP) and Community Development Block Grant (CDBG) program disbursement process implements the goals of the Housing Element. Among the means to be considered is a requirement for an annual summary of activities by agencies receiving CDBG grants from the City which evaluates each program in relation to the housing element Program Statements (Program Statement 1.16)*

Responsibility: *Parks and Recreation Department (CDBG Grants and Project Manager)*

Financing: *Staff time*

Time Frame: *Completion by end of 1991*

Evaluation: Since 1991, when this program was developed, the city has established a CDBG citizens committee and a more formal CDBG process to better coordinate resources for affordable housing and homeless housing. Since 1995, when HUD required the preparation of a coordinated local Housing Strategy for disbursement of CDBG funds, the City and Housing Authority have developed and have been using the 1995-1999 and 2000-2005 *Consolidated Plans' Strategic Plan Annual Plan* requirement and Housing Element goals and programs to coordinate and evaluate the effectiveness of both CDBG and rental assistance programs (HAP).

Staff Comments: A staff objective is to better integrate Housing Element programs with the *Consolidated Plan*, and to eventually improve *Consolidated Plan* links to updated Housing goals and policies.

H-1.Q

Hire a full-time Redevelopment Coordinator to assist in the coordination and implementation of the affordable housing programs. The Redevelopment Coordinator will work closely with the Housing Authority staff to encourage the development of affordable residential projects both within and outside the redevelopment project area. He will identify and promote available incentives and inducements for affordable housing to private developers; he will assist the Housing Authority to locate sites for possible acquisition for affordable housing projects using redevelopment low-income housing set-aside funds; and he will assist in the development and implementation of an outreach program to distribute information to encourage privately produced rental and ownership housing affordable to low and moderate income households. (Program Statement 1.17)

Responsibility: City Manager

Financing: Redevelopment funds

Time Frame: New staff was hired in March 1991. Outreach program in place in 1992.

Evaluation: The first Redevelopment Manager was hired in March, 1991. By 1995, the Agency had spend \$3.1 million to assist construction of low and moderate income housing projects. The Agency currently provides 20% of its annual tax increment revenues (currently about \$380,000/year) to the Housing Authority each year for projects. As noted in Program H-1.D, three sites were purchased in the early 1990's with Housing set aside funds, and since the 1991 Housing Element adoption, Redevelopment Agency Housing set-aside funds have been used to help purchase the 1.4 acre Clay Street (Pecan Court) site, and a 4.7 acre Villa Lane site (Silverado Creek Apartments). Both of these sites were developed in 1999-2000 with mostly larger apartment units for very low and low income households, and Redevelopment and Housing staff are working together to acquire additional sites. Housing set aside funds have been used to help administer the Mortgage Credit Certificate first time homebuyers program and for rehabilitation of existing multi family apartments including Oran Court and for down payment assistance loans for first time homebuyers.

H-2.A

The City shall promote and encourage the "Weatherization" program operated by HAND and funded by Pacific Gas & Electric (Program Statement 2.1)

Responsibility: HAND

Financing: PG&E, State of California

Objectives: 800-1,000 homes

Time Frame: Ongoing

Evaluation: The HAND program is no longer in existence. By 1995, it had been included in NCCEO's Senior Home Repair Program; notes from a 1995 Administrative draft Housing Element stated that program assisted about 180 households annually. NCCEO staff reports this program has not been available for several years; however, a weatherization program is now run by the California Human Development Corporation in Rohnert Park. Despite numerous calls over several days, staff has been unable to identify how residents can apply for this program, and how many households are currently assisted in Napa.

H-2.B The City shall encourage use of solar energy considerations in new residential construction (Program Statement 2.2)

Responsibility: Planning Department

Financing: Staff time

Objectives: Ongoing

Time Frame: Ongoing

Evaluation: *Objective met.* Solar orientation is one of many design considerations encouraged during Department review of new subdivisions. The zoning ordinance includes a requirement that the height of medium and high density residential buildings shall not encroach into a 1:1 building plane of adjacent low

density residential properties drawn from abutting property lines. This requirement was intended in part to retain solar access to adjacent properties. Any residential builders are also required to follow Title 24 energy use standards during building construction.

H-3.A *Continue the rehabilitation of substandard residential units using available subsidies for lower income residents (both owner and rental units) in addition to code enforcement.*

Responsibility: Housing Authority, NCCEO

Financing: CDBG, CHFA, HOME Program, or any other suitable State, Federal or privately funded program.

Objectives: 1,000 senior minor repairs. Rehabilitate 75 units of substandard rental units for very-low and low-income renters. Rehabilitate 100 units of substandard owner-occupied housing for very low and low income families.

Time Frame: 1990-1995

Evaluation: *Stated objectives unlikely to have been met for the 1990-95 time frame, although the City has had an active rehabilitation program.* The City's Housing Authority operates a housing rehabilitation program using CDBG and HOME funds. The 2000-2005 *Consolidated Plan* (p. 23) reports that since the inception of the CDBG program in 1975, over 500 rehabilitation loans were made, primarily in the older sections of the city in owner-occupied units. Some of these early loans may have been for minor repairs, given the relatively high numbers.

Housing Authority rehabilitation staff estimate that approximately 150 rehab loans have been made since the early 1990's. The City inherited many loans from the now-defunct HAND program and believe some of these loans were paid off prior to the City taking over the program. The Housing Authority is currently monitoring 88 loans and an additional 33 have been paid off.

These loans have resulted in rehabilitation of 110 very low and low income owner-occupied units and 60 very low and low income rental units from 1992-mid 2000* or about 21 units/year. Since mid 2000, another 7 owner occupied units and 8 rental units have been rehabilitated. An additional 5 very low and low income owner-occupied units and 12 rental units are currently under contract, and loans for 5 more owner occupied units have been approved.

The Housing Authority has also organized a "Christmas in April" program for the last three years, rehabilitating 38 units throughout the county; 17 of these units were located in the City of Napa.

Christmas in April	Totals	City	County
1998	13	3	10
1999	12	5	7
2000	13	9	4

The 2000 *Consolidated Plan* sets a 5 year goal of rehabilitating 50 units for very low and low income renters and 15 units for very low and low income elderly renters. In addition, the *Consolidated Plan* sets a 5 year goal to rehabilitate 75 units of substandard owner-occupied housing for very low and low income families, and to rehabilitate 10 ownership units that are acquired by first time homebuyers. (pp. 73-84, *Consolidated Plan*)

*Loans and numbers of units rehabilitated are not the same because one loan for a multi family project will result in several rental units being rehabilitated.

H-3.B *The City shall continue code enforcement of the Housing, Electrical, Fire Prevention Codes and Health and Safety Regulations by appropriate City departments (Program Statement 3.2)*

Responsibility: Building Department, Fire Department

Financing: City funds

Time Frame: Ongoing

Evaluation: *Code Enforcement program is ongoing.* The City has one Code Enforcement officer, and added a full time Code Enforcement Assistant in 1992. The two staff respond to concerns on a complaint basis; staff estimates they receive from 600-1500 calls annually. Enforcement involving life/safety issues receives highest priority. In addition to day-to-day activities, the City has undertaken two inter-departmental efforts (involving Police, Fire, Code Enforcement, Planning, Public Works and Community Resources) over the last 10 years to clean up and improve neighborhoods. Targeted neighborhoods included "Old Downtown/Riverside Drive" and the Kansas/Wilkins/Shurtleff area.

H-3.C *The City shall continue to make information available to residents regarding home rehabilitation programs. The City shall increase public awareness of self-help and rehabilitation programs through an outreach program which could include distribution of brochures and canvassing of target neighborhoods. (Program Statement 3.3)*

Responsibility: Housing Authority, HAND, Building Department
Financing: CDBG
Objectives: Enhance existing marketing program
Time Frame: Program in place by 1992

Evaluation: The HAND program no longer exists. The CDBG home rehabilitation program has been advertised through local newspapers, public access television, City Community Resources Quarterly Newsletters to all residents, community meetings, and bilingual flyers distributed throughout the community.

H-3.D *The City shall ensure the maintenance of residential areas by monitoring and periodically reviewing the City's Capital Improvement Programs (CIP) affecting Napa's neighborhoods. (Program Statement 3.4)*

Responsibility: City Manager, Public Works and Planning Departments
Objectives: Improvement of neighborhood quality through specific improvements as outlined in the CIP
Time Frame: Periodically

Evaluation: Numerous Capital Improvement Programs (CIP) affect Napa's neighborhoods. In recent years, the City Council has emphasized sidewalk repair and handicap access ramps as part of the *Consolidated Plan* p. 90 and p. 102. Also, through the CDBG grants process, the Coalition of Non Profit Agencies has identified a non-profit CIP facilities program for improving their facilities.

The City reviews proposed and ongoing Capital Improvement Programs biannually as part of the budget process. This CIP is coordinated by the Public Works Department. Staff tracks a long list of Capital Improvements, their status, and funding sources.

H-3.E *The City shall encourage maintenance and preservation of historic homes and structures through Historic Preservation Element policies. (Program Statement 3.5)*

Responsibility: Planning Department, Cultural Heritage Commission
Financing: City funds
Time Frame: Ongoing

Evaluation: *Program ongoing.* The City has undertaken many activities in recent years to encourage maintenance and preservation of historic homes and structures. The 1998 General Plan expanded and strengthened Historic Preservation policies and programs. In 1997, the City adopted an updated Historic Resources Inventory for the City of Napa. The City also nominated and the State approved the Napa

Abajo/Fuller Park Historic District as a National Register District. This District encompasses some of the City's oldest residential neighborhoods south of Downtown. The City then hired consultants to prepare Napa-Abajo Design Guidelines for this District; these Guidelines were completed in 1998.

In November, 1999 the City took the important step of adopting a revised historic preservation ordinance, with a consolidated Historic Resources Inventory, that focuses on design review of landmark and certain other properties, and which would utilize new design guidelines, once adopted by the Council. It also set up a process for establishing additional "Neighborhood Conservation Areas" where historic design policies would apply.

In March, 2000 the City approved the "Rehabilitation Guidelines for Historic Properties" in the Napa-Abajo Design Guidelines document as the City's criteria for reviews of "Certificates of Appropriateness" for historic properties. The Soscol Area Design Guidelines adopted later that year also specifically references the "Rehabilitation Guidelines" for residential building review.

H-4.A *The City shall continue to deny condominium conversion of rental units when the City-wide vacancy factor is found to be less than 3%, defined as a "severe housing shortage." If the vacancy factor is more than 3%, the City may allow conversion of ½ the total number of rental units built that year to condominium units. (Program Statement 4.1)*

Responsibility: *Planning Department, Planning Commission*

Evaluation: No condominium conversions have occurred since 1991 Housing Element Adoption. In some years, applicants would have been unable to apply because so few new rental units were built that year. However, one application was received in 1999, after two subsidized Housing Authority projects, Silverado Creek and Whistlestop, had started construction. (That application was withdrawn).

Staff Comments: The City has used the Department of Finance (DOF) vacancy rate information in determining a vacancy factor. In January 2000, the City's vacancy rate according to DOF was 4.05%. DOF vacancy rates do not distinguish between single family and apartment vacancy rates, and include unoccupied new homes, homes unoccupied as they are under renovation, etc . A September, 2000 local vacancy survey found an apartment vacancy rate of less than 1%. Housing advocates have previously recommended that the City use a different vacancy factor in determining when a "severe housing shortage" exists. This would require amendment of the ordinance.

H-4.B *Carefully review "Plans of Action" prepared for the Federal Department of Housing and Urban Development by owners of existing subsidized projects. Should the owner opt out of the subsidy program, inform tenants of any assistance that may be available to them, and consider means of acquiring or facilitating the acquisition of units threatened with conversion to market rate (e.g., the 140 unit Napa Park Apartments). The Affordable Housing Committee will make specific recommendations to the City regarding an intervention strategy and identify possible sources of funds. (Program Statement 4.2)*

Responsibility: *Housing Authority, Affordable Housing Committee*

Financing: *Redevelopment, CDBG, Housing Authority and other sources of funds*

Objectives: *Conserve 140 units of housing affordable to low and very low income households at Napa Park Apartments.*

Time Frame: *1991-1995*

Evaluation: *Objectives met.* Napa Park Apartments was purchased by tenants in 1995, with the City providing a \$275,000 equity loan. The City issued \$7 million in bonds to allow for purchase and preservation of these 140 units. In 2000, Charter Oaks, another 75 unit subsidized project, at risk of conversion to market rate housing, was conserved for very low and low income households.

The new owner has purchased the property using interim financing. The City has made a commitment to loan a small amount of funds and have been asked to issue Revenue Bonds on the project's behalf to pay of the interim financing and for rehab costs. The Revenue Bonds require continued affordability of the units.

H-4.C *The City shall monitor the continuing affordability of units developed with a density bonus or through the Special Residential policy by verifying that developers have adhered to the required deed restrictions and developer agreements which govern the affordability of such units. The City Housing Authority should create and maintain a summary of units restricted under the City's development agreements (Program Statement 4.3)*

Responsibility: Planning Department, City Housing Authority

Financing: Staff time

Objectives: Monitor units developed through the Special Residential and density bonus program

Time Frame: Create a list of units by 1992; monitoring is an ongoing activity.

Evaluation: Monitoring of existing agreements where there have not been noted problems has not been a high priority program given the time it takes to monitor such units along with other activities; typically, staff monitors projects in response to questions from tenants. The Housing Authority is in the process of developing a comprehensive monitoring program that will review all restricted developments on an annual or biannual basis.

H.5.A *The City will continue to fund the Equal Housing Opportunity Program operated by NCRIMS. This program disperses information on fair housing laws, refers tenant complaints on discrimination and acts as tenant advocacy organization (Program Statement 5.1)*

Responsibility: Napa County Rental Information and Mediation Services (NCRIMS)

Financing: CDBG

Objectives: Ongoing

Time Frame: Continuous

Evaluation: The City is currently using CDBG funds to help support the Napa County Rental Information and Mediation Services (NCRIMS). In addition to providing educational information, testing, mediation and complaint assistance, in 1995, NCRIMS was successful in mediating rental issues between owners and tenants at mobile home parks in the city. Park owners and mobile home owners signed a Memo of Understanding to resolve their problems in the future through mediation, rather than adoption of an expensive, formal rent control ordinance. They have prepared separate systematic audits in the City documenting the experience of hispanic rental applicants, of families with children and most recently that of disabled renters. In 1996, the organization prepared a HUD-required "Analysis of Impediments to Fair Housing Choice" report submitted to the city which documents impediments to fair housing choice and recommends reasonable modifications. Currently they are developing a bilingual mediation training program and other bilingual materials.

H-6.1 *The City Housing Authority, Planning Commission, and Affordable Housing Committee shall review the effectiveness of the housing Element's policies and programs and make recommendations to the City Council every other year following the adoption of the 1990 Housing Element Update.*

Evaluation: Since 1995, the City and Housing Authority have been preparing an annual evaluation of the housing activities of the Consolidated Plan which include the majority of the Housing Element programs.

H-6.2 *As required by State law, the City shall complete a comprehensive review and **update** of the housing Element including a reassessment of goals, implementation measures, priorities and programs in 2001.*

Evaluation: Underway.

ATTACHMENT A – Affordable Housing Production Table

Information Sources:

August, 2000 Staff Notes from discussion with Peter Dreier and Jenny Gomez, August 3, 2000 re: evaluation of Housing Element programs.

City of Napa Consolidated Plan. 2000-2005; Five Year Submission to US Department of Housing and Urban Development, May, 2000.

Personal communications with

Peter Dreier, Housing Director, various
Joe Wiencek, Rehab Specialist, Housing Authority 1/8/01
Jenny Gomez, Management Analyst, Housing Authority, various
Cassandra Walker, Redevelopment Manager, 8/7/00
Katrina Schlyer, CDBG Staff Analyst; various
Larry Pollard, Asst. Public Works Director; 8/00 CIP discussions and CIP tables
LeeAnn Bartlett, Building Department, various

Memo to: Suzanne Bragdon, Assistant City Manager from Peter Dreier, Housing Director; Summary of Housing Accomplishments, August 2, 1999

Planning Department files of identified affordable housing projects

November 21, 2000, Staff Report by Cassandra Walker and Peter Dreier to City of Napa Redevelopment Agency; "Agency Comment and Direction Regarding Agency Involvement in Future Affordable Housing Site Selection and purchase

City of Napa Inclusionary Ordinance

City of Napa Consolidated Plan, Five Year Submission to U.S. Department of Housing and Urban Development, Fiscal Years 1995-1999; May, 1995.

Report to Napa Housing Authority, City of Napa Affordable Housing Task Force, April 7, 1998.

Administrative Draft Housing Element, City of Napa, November, 1995.

City of Napa 1988-1998 New Housing Production by Income Categories

YEAR	VERY LOW INCOME Below 50% of Median	LOW INCOME 51-80% of Median	MODERATE INCOME 81-120% of Median	ABOVE MODERATE INCOME Greater than 120% of Median
1988			4 duplex units 101 apartment units 327 units attached sf (condos) Golden Gate Av.	153 units single family
1989		20 units single family, Pioneer Village Bremen Ct*	11 units single family, Pioneer Vill, Bremen Ct* 8 duplex units 65 apartment units	248 units single family 26 units attached single family
1990	8 units Samaritan House apartments (family shelter, Old Sonoma Rd*)		10 duplex units 64 apartment units	318 units single family
1991	119 units Rohlff's Manor apartments, 3000 Rohlffs Way**	121 units Rohlff's Manor apartments, 3000 Rolffs Way**	2 duplex units 4 apartments	157 units single family 77 single family attached
1992			14 duplex units 4 apartments	115 units single family
1993	32 units Mayacamas apartments, Calaveras Ct.*	19 units Mayacamas apartments, Calaveras Ct.*	16 duplex units 9 apartments	132 units single family
1994	2 units Folks Landing apartments, 1356 Calistoga Ave*	12 units Folks Landing apts, Calistoga Av* 16 units s.fam, Saratoga Creek, Lugo Ln*	16 units single family, Saratoga Creek, Lugo Lane*	170 units single family 5 units attached single family
1995	8 units Brown Street Apts., 2143 Brown Street (SRO's)* (conversion of shelter)		2 units single family, Walnut Grove*	180 units single family 11 units attached single family
1996			2 duplex units	113 units single family
1997				96 units single family 9 units attached single family
1998				207 units single family 22 units attached single family
Totals 88-98	169 units	188 units	669 units	2039 units

Notes:

Named affordable projects are listed in the years they were completed; other data is building permit issuance

*Napa Housing Authority project with restricted affordability requirements; other projects are market rate

**Rohlf's Manor included 213 new units and renovation of 27 units.

Market rate rentals are assumed to be affordable to moderate income households based on 1997 survey that rents were well below limits for moderate income households.

Sources: Napa City Building Permits, Building Dept.; Napa Housing Authority. Prepared by Napa Planning Department

City of Napa 1999—New Housing Production by Income Categories

YEAR	VERY LOW INCOME Below 50% of Median	LOW INCOME 51-80% of Median	MODERATE INCOME 81-120% of Median	ABOVE MODERATE INCOME Greater than 120% of Median
1999	7 units Pecan Ct. apartments, Clay St.* 3 units single family rentals, School House Court, Shurtleff Ave.*	18 units Pecan Ct. apartments, Clay St.* 11 units single family rentals, School House Court, Shurtleff Ave.*	10 duplex units	326 units single family detached 16 single family attached
2000	26 units Silverado Creek Apartments, Villa Lane* 9 units Whistlestop Apartments, Yajome Street*	10 units single family attached, Las Flores Court, Trent St.* 76 units Silverado Creek apartments, Villa Lane* 8 units Whistlestop Apartments, Yajome Street*	4 fourplex units	229 units single family

Notes:

Named affordable projects are listed in the years they were *completed*; other data is building permit issuance.

*Napa Housing Authority/NVCH project with restricted affordability requirements; other projects are market rate.

Market rate rentals are assumed to be affordable to moderate income households based on 2000 survey that rents were below limits for moderate income households.

Sources: Napa City Building Permits, Building Dept.; Napa Housing Authority. Prepared by Napa Planning Department 5/11/01, rev. 5/01

Other Notes: City has recently approved two additional senior projects which will be affordable to very low, low and moderate income households. They are:

The Reserve, Trancas St. 117 Units

The Vintage, Redwood Road, 115 Units

Appendix E
**Apartment Vacancy
Rate Survey**

CITY OF NAPA APARTMENT COMPLEX VACANCY AND RENT SURVEY SEPTEMBER, 2000

Name of Complex	Bedrooms	Number	Vacancies	Rental Range
Bali Hai Apt.s 255-3966 1705 Pine Street	1-bedroom 2-bedroom	20 4	0 0	\$610 \$750
Bridgeview Apts. 254-7945 122 Brown St.	1-bedroom 2-bedroom 2-BR cottage	38 2 1	2 1 0	\$680 \$690-695 \$1,200
Bristol Apts.* 253-8954 Old Sonoma + Freeway Dr	2-bedroom	24	3	\$1,325
Cadillac Flats 258-1370 234 Soscol Ave.	2-bedroom	38	0	\$855
Chardonnay Apts. 252-6678 2288 Brown St.	1-bedroom 2-bedroom	22 2	0 0	\$625 \$730
Charter Oaks Apts 257-2051 3025 Browns Vly Rd.	1-bedroom 2-bedroom 3-bedroom	15 44 16	0 1 0	\$734 \$875 \$994
<i>Market rate rents. Low income project with long wait list; Section 8; this means tenants pay approximately 30% of their income and the Section 8 subsidy pays the rest.</i>				
Creskide Park Apts. 257-2331 2632 First St.	1-bedroom 2-bedroom 3-bedroom	36 124 28	1 0 0	\$850 \$970-990 \$1150
Fuller Garden Apts. 224-4366 423 Seminary	1-bedroom 2-bedroom	21 24	0 0	\$675 \$750-775
Glen View* 253-0288 601 River Glen	1-bedroom 2-bedroom	56 32	0 1	\$875 \$1,075
Kentwood Apts. 253-7823 550 River Glen Dr.	1-bedroom 2-bedroom	48 176	0 0	\$825 \$955-965
La Vista Apts. 255-3644 2841 Soscol Ave	1-bedroom	31	0	\$895
Marina Park Apts. 265-9373	2-bedroom	25	0	\$1150-1195

*Listings denoted with a * were compiled by Randy Gularte, a local realtor, in September, 2000

Mayacamas Apts. ¹	2-bedroom	16	0	355-581 ¹
257-2079	3-bedroom	25	0	391-641
Calaveras Court	4-bedroom	10	0	454-744
Napa Creek Terrace Apts.	1-bedroom	2	0	\$653
226-6945	2-bedroom	45	0	\$820-850
2622 First	3-bedroom	6	0	\$865-915
Napa Park Homes	1-bedroom	32	0	\$660
255-3119	2-bedroom	52	0	\$804
790 Lincoln Ave	3-bedroom	56	2	\$1119
<i>Market rate rents; wait list of 80; 90% are Section 8; rest are section 236; this means tenants pay 30% of income and subsidies pick up the rest</i>				
Olive Tree Apts.	1-bedroom	12	0	\$875
255-5848	2-bedroom	24	0	\$975
2020 Kathleen Dr.				
Pecan Court ¹	1-bedroom	8	0	\$200-544 ¹
226-1244	2-bedroom	9	0	\$372-650
Clay Street	3-bedroom	8	0	\$586-748
Pinecrest Apts.	2-bedroom	29	1	\$1300-1350
224-2205				
2715 Cooper Court				
Plaza del Sol Apts.	1-bedroom	36	0	\$740-780
255-9121	2-bedroom	36	0	\$880-890
713 Trancas				
Rio Vista Apts.	1-bedroom	1	0	\$575
257-6946	2-bedroom	35	0	\$700-750
194 S. Coombs				
River Park Manor Apts.*	1-bedroom	59	0	\$642
255-2366	2-bedroom	39	0	\$735
695 South Jefferson				
Riverside Apartments	N/A 40 unit complex			
255-5925				
211 Riverside Dr				
Riverwood Apartments	1-bedroom (3 types)	112	0	\$795-895
252-1855	2-bedroom (2 types)	56	0	\$995-1,145
2942 Soscol Ave.				
Rose Garden Apts.	1-bedroom	24	0	\$650
254-0950	2-bedroom	24	0	\$750
Royal Gardens	1-bedroom	13	2	\$675

¹ subsidized affordable housing project

*Listings denoted with an * were compiled by Randy Gularte, a local realtor in September, 2000

2060 Wilkins	2-bedroom	12	0	\$750
Silverado Creek Apts. ¹	1-bedroom	18	<i>new project; in process appr. 200 person wait list</i>	
251-8077	2-bedroom	29		
3550 Villa lane	3-bedroom	49		
	4-bedroom	6		
Silverado Garden Apts.	1-bedroom	67	0	\$750-810
226-6719	2-bedroom	34	0	\$930
221 Winding Way				
Valley Oak Apts.	1-bedroom	8	1	\$775
257-8122	2-bedroom	12	0	\$885
1201 Spruce				
Virginia Park Garden Apts	1-bedroom	21	0	\$850
224-8656				
1220 Hayes St.				
Walnut Woods Apts.	1-bedroom	10	1	\$750
255-8588	2-bedroom	58	0	\$925-950
1225 Walnut				
Woodland Apts.	1-bedroom	24	0	\$900
255-3710	2-bedroom	17	0	\$1,050
2440 Old Sonoma Rd.				
TOTALS		1,859³	Vacancy 16 (<1%)	<u>Market Rents²</u> 1-bedroom \$575-895 2-bedroom \$690-1,350 3-bedroom \$865-1,150 <u>Average Market Rents</u> 737- 1-bedroom \$792 968- 2-bedroom \$939 106- 3-bedroom \$1095 No studio units

Sources: Telephone survey of apartment managers of non-senior apartments with 20 or more units by city staff, week of September 18. Listings denoted with a * are from a similar September, 2000 survey compiled by Randy Gularte, local realtor. N/A = no answer after several attempts.

Number of vacancies means vacant at time of survey. Some have applications pending.

¹ Subsidized affordable housing project

² Excludes Riverside (no data) and subsidized below market rents (Silverado Creek, Pecan Court)

³ Excludes Riverside (no data), and Silverado Creek, a new project

Focus was on market rate non-senior apartments. Information on two senior projects compiled at the same time is below. Rents on these projects include meals, housekeeping, utilities; add \$350 for second person

Springs of Napa	1-bedroom	91	0	\$1850-95
224-7855	2-bedroom	5	0	\$2,150-95
3460 Villa Lane	studio	4	0	\$1550-95
Redwood Retirement Res.	1-bedroom	54	0	\$1750
257-0333	2-bedroom	8	0	\$2150
2350 Redwood Rd.	studio	35	0	1295-1495

Information was also collected on the following small subsidized affordable housing projects

Folks Landing (Senior) *	1-bedroom	14	0	\$559 ¹
259-1235				
1356 Calistoga				
Oran Court	3-bedroom	7	0	\$950 ¹
	4-bedroom	6	0	\$1050
Schoolhouse Court	3-bedroom	6	0	\$589-754 ¹
Single family rentals	4-bedroom	8	0	\$837
Off Shurtleff				
The Adobe	2-bedroom	12	0 ²	\$700-750
(Rehabilitation of private complex; now owned by NVCH)				
2270 Clay				

* Listings denoted with a * are from a survey compiled by Randy Gularte, local realtor also in Sept., 2000

¹ Subsidized affordable housing project

² The Adobe has two units which are currently under renovation and are not available.

Appendix F
**Projects with Affordable
Housing Agreements**

PROJECTS WITH AFFORDABLE HOUSING AGREEMENTS: ongoing rental or sales restrictions by NV Housing Authority
Sorted by Year constructed *January, 2001*

Project/Owner	Address	Project type	Year	Other Information
Napa Park Apts. Napa Park Homes	790 Lincoln 1-193-04	140 units low income	pre-1982	140 units/4.85 ac=29 u/ac
Charter Oaks Private	3025 Browns Valley 50-330-03	75 units low income	1982	75 units/9.1 ac=8.2 u/ac
Napa Creek Manor First United Methodist	1300 Jefferson 3-151-26	84 units low income senior/disabled	1982	84 units/1.6 ac=53 u/ac
Bridgeview Apts. Bridgeview Apt Assoc	116-154 Brown 5-131-29	41 units senior/disabled 25% are Sec 8/2 units "affordable"	1983	41 units/.92 ac=45 u/ac
Abaco Apts. Private	1555 Third 3-255-02	12 units low income senior/disabled	1983	12 units/.21 ac=56 u/ac rents not more than fed. subs.
Creekside Park Apts.	2632 First Street 42-320-01, 08, 09	188 unit project 14 Sec 8 low income Ph 1 24 "affordable" units Phase II	1983 and '85	188 units/10.73 ac=17.5 u/ac
Redwood Ret. Res. Private	2350 Redwood Rd 7-311-23	97 units senior/disabled 15% low, 85% mod	1984	97 units/2.83 ac=34 u/ac
Fourth St. Apts Private	1415 Fourth Private	12 units senior/disabled 23% low, 77% mod	1984	12 units/.24 ac=50 u/ac
Jefferson St. Apts Private	410 Jefferson 5-022-16	1 low income unit 25% low income	1984	4 units/.29 ac=14 u/ac Density bonus granted
Bequia Apts. Private	1443 Division 3-261-17	12 units senior/disabled 24% low (or Sec. 8) 76% mod	1985	12 units/.22 ac=55 u/ac

Brown St. Manor Private	1976 Brown 3-032-10	12 apartment units 3 low/moderate	1985	12 units/.25 ac=48 u/ac
Laurel Manor Napa Housing Auth	3201 Laurel 50-330-05	50 senior low income	1985	1985 remodel
Randolph St. Apts. Private	1259 Division 3-265-01	6 units senior/disabled 23% low, 77% mod	1986	6 units/.11 ac=55 u/ac
Brown St. Senior Village Private	270 Brown 5-123-09	12 units senior/disabled 16% low, 76% moderate	1986	12 units/.31 ac=38 u/ac
Pioneer Village Private	Bremen Court 4-67-all	32 single family, ownership self help families must be median income.	1989	32 units/appr 5.2=6 u/ac Affordable restrictions run with land "in perpetuity"
Samaritan House	Old Sonoma Road	8 units family shelter	1990	8 units family shelter
-- Private	2010 Morlan Dr 42-171-13	6 unit apartment 1 low (priority to Section 8)	1992	6 units/.39 ac=15 u/ac
Rolff's Manor Rolff's Memorial Manor, Rolff's Manor III Assoc	3000 Rolffs Way	213-216 unit addition to 150 u apt. senior/disabled all very low/low income	1991	366 units/15.45 ac=23u/ac addition: 106 very low, 107 low
Mayacamas Village Mayacamas Vil. Assoc	Calaveras Court 4-530-26, 36, 41, 46	51 units family apts 32 very low; 19 low	1993	51 units/3.1 ac=15.5 u/ac
Folks Landing Private	1356 Calistoga 3-133-30	14 units senior/disabled 2 very low; 12 low	1994	14 units/.41=34 u/ac
Saratoga Creek Private	Lugo Lane 46-65-all	32 single family-owner 17 low, 16 moderate income First time low income homebuyers only	1994	32 units/4.4 ac=7.2 u/ac

Brown St. Apts NCCEO	2143 Brown St. 3-011-06	8 SRO's all very low income	1995	8 units/.25 ac=32 u/ac
Walnut Grove Private	Black Walnut Lane 46-320-	2 single family units moderate income	1995	2 of 22 unit subdivision
Pecan Court Pecan Ct. Assoc (NP)	2020 Clay St. 3-133-48	25 units 7 very low/18 low	1999	25 units/1.39 ac=18 u/ac [1 vl, 3 l County credit]
School House Ct. SchHsCt Hsg Assoc (NP)	2175 Shurtleff 46-282-09	14 single fam rentals 3 very low/11 low income	1999	14 units/1.89 ac=7.4 u/ac [1 vl, 1 l County credit]
Oran Court NV Community Hsg	120-144 Oran Court 4-530-38	13very low/low inc. apts	1999	13 units/1.1 ac=11.6 u/ac purchased/rehab in 1999
Las Flores	Trent and Wineguard	10 low income ownership All low income owners	1999	10 ownership "duet" units and 2000
Silverado Creek Apts. NV Housing Authority	3550 Villa Lane 38-616-02	102 apartments 26 very low, 76 low	2000	102 units/4.7 ac=22 u/ac [8 vl, 22 low County credit]
Whistlestop Apts. NV Community Hsg	2220 Yajome St. 1-194-01	17 apartments 9 very low, 8 low income	2000	17 units/1.1 ac=15.5 u/ac [8 vl, 8 low County credit]
The Adobe NV Community Hsg	2270 Clay St.	12 apartments all low income	2000	12 unit/.33 ac=36 u/ac rehab. 2000-01

Compiled by Napa Planning with assistance from Housing Authority



11

**GROWTH MANAGEMENT STRATEGY
DECEMBER 12, 2000 REPORT TO THE CITY COUNCIL BY THE
HOUSING ELEMENT STEERING COMMITTEE**

1.1 Introduction

Background and Purpose of This Report

The Housing Element Steering Committee was appointed by the City Council in August, 2000. Our Committee is comprised of 15 citizen representatives of housing, neighborhood, environmental, business and building interests and organizations. We were given the charge to develop: (1) A growth management strategy for City Council review by December, 2000; and (2) a Draft Housing Element by the fall of 2001. This report focuses on the Committee's Growth Management Strategy recommendations. In January, we will begin to work on updating the Housing Element.

City Council Charge to the Committee

"Overall Charge: Through a well-managed, open process, to be completed within one year, produce a Housing Element which meets State requirements for certification, and which seeks to achieve and improve community support for implementation of needed housing programs. As a first task, to be completed by December, 2000, develop a recommended growth management strategy framework that will meet State law requirements and fit with the city's recently adopted General Plan. Specific aspects of this charge are to:

- **Be Informed, Collaborative and Solution Oriented.** Attend all meetings and serve as representatives of the broader community in balancing various interests in the community in meeting the community's housing, economic development, growth management and other General Plan goals.
- **Develop a Growth Management Strategy.** Recommend a proposal for growth management to the City Council by December, 2000.
- **Engage the Community in the Discussion of Issues and Opportunities.** Actively engage the community in a constructive dialogue of housing concerns and possible strategies, and assist in educating the community.
- **Identify Housing Needs.** Analyze existing and projected housing needs, and consider the needs of special groups, such as the disabled.
- **Consider Draft Policies and Programs for Housing.** Develop policies and programs to preserve, improve and develop housing, including the identification of adequate sites for provision of "affordable" housing.
- **Prepare a Recommended Housing Element for Community and City Council Review.** Prepare a recommended Housing Element that complies with State Law requirements."

1.2 Background and Context for the Growth Management Strategy

Context for Our Discussions

We have met over the last three months to draft a growth management pacing strategy. To provide a context and help guide our efforts, we spent time informing ourselves about Housing and Growth Management issues in Napa and the region, read numerous articles about housing needs and growth management, and have solicited comments from individuals and groups in the community (our "partner groups") about what they like about Napa, and what issues and opportunities they see related to growth and housing. We also learned about Napa's economic environment. Out of these discussions, we also developed a Vision of where we want to be in 20 years to provide a context for evaluating the strengths and weaknesses of various approaches.

Key Findings About Our Current Conditions

- **Jobs and Housing Market Linkages**—We found that Napa's labor market is very tight, and that the housing market has been successful in meeting our "Above Moderate" income housing needs. In five years out of the last ten the market has even exceeded the Association of Bay Area Government's (ABAG's) estimate of our local housing need.
- **Lower Income Housing Need**—We also found that Napa's housing market has not been successful in producing *Very Low*, *Low* and *Moderate Income* units in the last decade. There is a critical need for providing such units as evidenced by the lack of new units, extremely low vacancy rates and our housing need projections.
- **Limited Land Supply and Resources**—Napa has a unique environment and limited amount of land within our Rural Urban Limit, and the City expects the RUL will remain in place. We must be creative in how we use our land and resources of people and money so that we maximize the use of available land, vacant and built upon, and use it efficiently.
- **Land Supply Over Time**—A staff study of available land finds there is adequate land to meet ABAG housing needs to 2006. However, beyond 2006, the availability and usability of existing land within the RUL to meet future ABAG requirements is more questionable and requires further study.
- **Link with Services and Infrastructure**—We need a link between housing and services, and to assure that infrastructure is in place when development occurs.
- **Relationship Between Housing and the Economy**—Housing needs affect our families and our children; and may jeopardize our economy and our ability to attract teachers or employees for local jobs over time. This situation is not unique to Napa. The entire San Francisco Bay region has been producing jobs at a higher rate than housing, creating high demand and higher prices for housing, longer commutes and increasing traffic congestion.

Our Vision for Napa

Visioning is a way of looking at the future. We felt it was important for us to not just focus on today's "issues" and "concerns," but to look forward to a point in time and to reach some agreement on a desired end state. We wanted to take a constructive, positive look at our community — defining what we want instead of just reacting to today's problems. Below is our "working draft" vision for Napa in the year 2020.

Our Vision of Napa in the Year 2020

"In the year 2020, we are a balanced, vital and evolving community with a diverse population. We have preserved the things that we have so long appreciated—our small town feel and heritage, our sense of community, green space, attractive neighborhoods, our vital and diverse businesses, and adequate services.

- **People live, work and play here** —they don't have to drive outside the community.
- **We have lots of housing types and choices.** We have built mixed use projects in our Downtown and we have housing over stores. There is a housing mix throughout the City of Napa and diversity (apartments, SRO's, condos, smaller units, granny units and not as many single family). We have some taller buildings and it's denser Downtown because we know this helps preserve open space.
- **Our Housing and neighborhoods show pride in their design and maintenance.** There is good creativity in design and types. We support our neighborhoods—and our neighborhoods work well.
- **We have support systems and housing in place to help the disadvantaged** (homeless, elderly, handicapped).
- **We are a socially integrated and an economically diverse community.** Our kids can still live here (they want to be here and are able to be here), and we are a community of culturally diverse people that is comfortable and secure enough to reach out and mix with each other. There is integration of higher, lower income, ethnicity, culture mixed together.
- **There is both "green" and "glow".** Our City is set within open hillsides and vineyards and there is a distinct difference between urban and rural areas. The natural environment is beautiful and our cultural environment is exciting. There's lots of green (open space, trees, parks, health).
- **Infrastructure is improved and our services work well.**
- **We get around easily and safely.** Our streets are safe for children and grandparents. There is more walking, biking and better bus service. We value biking and walking.
- **Our town is friendly, with lots of interaction and community involvement.** We know people in our community on a first-name basis. There is good (80%) civic participation. There is a simple planning and permitting process."

1.3 Our Objectives for Growth Management and Pacing

Once we knew the community we wanted to become, we then developed objectives to get to our vision. Some of these objectives are more related to the second phase of our work effort, updating the Housing Element, and some of them, while integrally related to housing activity, require additional city actions that may be outside our Committee's specific purview.

- **Jobs and Housing**—Provide workforce housing and a balance between numbers and types of housing and numbers and types of jobs/wages.
- **City Economic Policies**—Analyze compatibility of the Housing Element with the Economic Element
- **Variety of Housing Choices**—Emphasize multi-family, mixed use, affordable units, supportive living, Single Room Occupancies (SRO's) and similar types of housing which meet needs and provide greater housing choices. (More multi family/less single family detached)
- **Local Housing Needs**—Provide housing to meet local population needs, including special needs groups.
- **Affordable and Market Rate Housing**—Establish a balance between all levels of affordable and market rate housing.
- **Efficient Use of Land**—Provide for creative and efficient use of vacant and built on land.
- **State Certified Housing Element**—Ensure that the growth management strategy is compatible with achieving a certified Housing Element.

1.4 Our Recommended Strategy — OVERVIEW

Our proposed growth management pacing strategy, described in Section 1.5, offers several ways to meet the above objectives. In developing this pacing strategy, it has become clear to the Committee that there are equally important related actions that also need to be undertaken. Our strategy and related recommended actions are described below and on the next page.

RECOMMENDATION : PACING STRATEGY

■ **GROWTH MANAGEMENT PACING STRATEGY**—We recommend that

- (1) **Above Moderate Income** housing should be slowed or paced because we do not want to use up our limited land supply too rapidly, which would put pressure on the City's RUL and reduce land available for affordable housing.
- (2) **Very Low, Low and Moderate Income** units should be exempt from pacing, as we need to do as much as we can to encourage such units.
- (3) **Higher Density Housing** should be encouraged, even at the "Above Moderate" income level, to utilize our land more efficiently, provide more varied housing choices and move up opportunities.

The City's pacing strategy provides an incentive to encourage construction of affordable units in market rate projects, and we will identify many additional incentives in our work on the Housing Element. We recommend that projects achieving higher densities within their General Plan range should receive a priority over those approved at lower densities. Given that the market has *not been producing Very Low, Low and Moderate Income* units, we do not anticipate that this pacing system will adversely affect the city's "even rate of growth" policy. However, the proposed pacing system may well slow Above Moderate, single family home development, particularly in years when the economy is strong. Building Permits for new single family detached homes have been issued at a rate of 96 to a high of 326 units/year over the past 10 years, averaging 186 units/year. Single family attached home construction has averaged an additional 14 units/year, most of which have been Above Moderate income units.

RECOMMENDATION : OTHER ACTIONS

■ **HOUSING AND JOBS LINKAGE**—

We strongly believe there is a need to achieve a better linkage between *housing and jobs* and recommend that the City take action to do this. Some specific recommendations include —

- (1) Insure better coordination between the Housing Element and Economic Element;
- (2) Monitor commercial development as closely as we monitor residential development to better identify the jobs being created (types, salaries, numbers and rate of change) and be proactive in tying the income of jobs with the creation of appropriate housing;
- (3) Evaluate increasing the City's inclusionary fees for job generating uses;
- (4) Encourage stronger participation of job-generating businesses in providing housing (for example, requiring incorporation of residential uses on larger mixed use sites); and
- (5) Require that the first 5 years of Transient Occupancy Tax revenues from new projects be placed in the City's Affordable Housing Trust Fund .

■ **HOUSING AND INFRASTRUCTURE LINKAGE—**

We support actions to strengthen the timing of projects with related infrastructure improvements and services (“concurrency”). The General Plan includes some policy links that are implemented when projects are reviewed. We have been advised and understand there may be ways to clarify and improve them. To make these improvements, we recommend that Public Works staff clarify existing infrastructure procedures, and propose a stronger General Plan policy(ies) and implementation program(s) to strengthen concurrency of development with infrastructure, especially streets and public transportation, by June, 2001.

■ **AGRICULTURAL LAND AND OPEN SPACE PRESERVATION, HIGH QUALITY PROJECT DESIGN, AND LOCATION OF NEW DEVELOPMENT—**

The Committee recognizes that the General Plan and project approval process addresses many related issues important to us such as protection of agricultural land and open space, achieving high quality project design, and distributing growth through a “fair share” approach among all neighborhoods. We have some ideas about improving design policies, enhancing “fair share” opportunities for housing and protecting our agricultural lands that we expect to address during the Housing Element phase of our work effort.

■ **COORDINATION WITH OTHER JURISDICTIONS—**

The County and cities all have a requirement for a Housing Element yet we see no process in place for coordination to occur. We believe it is critical that the City of Napa take the lead in working together with the County and other municipalities on growth management, and housing supply and affordability.

1.5 Recommended Growth Management Pacing Strategy — OVERVIEW OF THE APPROACH

- **Above Moderate Income single family homes and duets**—Allow up to 140 Above Moderate single family and duet units per year. Unused allocations from the prior 12 months may also be used. Within this total, a percentage shall be reserved for small contractors who annually construct 4 or fewer units at a density of 6 units/acre or more.
- **Above Moderate Income apartments and townhomes**—Allow up to 200 additional Above Moderate Income apartments and townhomes in any 2 year period when they are at medium density or above.
- **Very Low, Low and Moderate Income**—Exempt Very Low, Low and Moderate income housing units from all pacing requirements. To qualify for this exemption, these projects must incorporate long term affordability requirements.
- **Special Needs Projects**—Exempt “special needs projects” from all pacing requirements. *(Note—often these facilities are not considered “units”, but we want to be clear they are exempt).*

Other Exemptions —Exempt remodels, house moves, “granny units”, owner/builder units on property owned as of the date of the pacing ordinance, and “super moderate” units. Remodels by definition do not create new units and should be exempt from pacing. Granny units are small, affordable types of housing we wish to encourage and are a small part of the market. Owner/builder units, where the owner has owned a property for some time and wishes to construct a unit on a lot of record, are a small part of the market. “Super moderate” units should provide less expensive, move up opportunities and be a small part of the market.

1.6 Growth Management Pacing Strategy — DESCRIPTION

Definitions

- *Medium Density Projects*: Apartment and townhome projects constructed at 10 or more units/net acre.
- *Very Low, Low and Moderate Income Projects*: Projects which are affordable to Very Low, Low, and Moderate Income households at approximately 30% of income as determined by the Housing Authority. Estimated Year 2000 sales price or rent limits are described in Attachment A.
- *“Super Moderate”*: Above Moderate small single family detached homes or duets on small lots up to 4,000 sq. ft. in size, where the homes meet the following size limits: (a) 2 bedroom homes: 1,000 s.f. one story or 1,100 s.f. two story; (b) 3 bedroom homes: 1,200 s.f. one story or 1,300 s.f. two story; (c) 4 bedroom homes: 1,350 s.f. one story or 1,450 s.f. two story
- *Special Needs Projects*: To be defined as part of the Housing Element update process. Generally these will include homeless shelters, transitional housing, etc.

Process Considerations

- (1) The proposed pacing system would be triggered upon its adoption by ordinance.
- (2) There would be a phase-in period to be fair to projects that are under construction and/or approved.
- (3) Pacing would occur after project approvals, and prior to issuance of Building Permits.
- (4) Above Moderate: staff would issue "certificates" on a quarterly basis that could be used to apply for Building Permits.
- (5) Very Low, Low and Moderate income projects are exempt but would be monitored for total numbers.
- (6) The Pacing System would be reviewed after two years to evaluate its effects on several important factors: land supply, e.g., its effects on remaining land and density; cost of housing, e.g., does higher density produce housing that is more affordable; whether it is meeting housing needs generally; and traffic and other quality of life concerns. The Housing Element shall include criteria and measurements for this Pacing Strategy evaluation. If, based on the evaluation, the Strategy is judged to be unsuccessful in meeting its objectives, it is recommended the City cut back the Above Moderate "cap" to the minimum needed to meet ABAG Above Moderate need numbers.

Approach to ABOVE MODERATE INCOME SINGLE FAMILY HOME AND DUET PROJECTS —140 units/year; 35 units/quarter

- (1) Allocations would be made at the beginning of each calendar quarter
- (2) To receive allocation certificates, at the beginning of each calendar quarter, approved projects would submit a brief application with numbers of units, density, size of lots and units and information regarding any inclusionary units.
- (3) If there is competition for the quarterly allocation, projects which construct inclusionary units on-site will receive highest priority. Projects will also be ranked by density. Those projects which are developed at higher densities within the permitted General Plan range will receive priority.
- (4) Total certificates shall not exceed the quarterly total unless there are unused certificates from the prior twelve months, in which case the unused certificates may be assigned.
- (5) Allocation certificates will be good for one year to allow preparation of final building plans, plan check, etc.
- (6) Owner/builder units and Super Moderate units, while not subject to pacing, will be taken off the top of the Above Moderate total in the following calendar year.

Approach to ABOVE MODERATE INCOME APARTMENT AND TOWNHOME PROJECTS (Medium or Higher Density) — additional 200 units in any 2 year period.

- (1) Allocations would occur at the beginning of each calendar quarter, but there is no quarterly maximum as long as total units stay within biannual total.
- (2) To receive allocation certificates, at the beginning of each calendar quarter, approved Projects would submit a brief application with numbers of units, density, size of units, and information regarding any inclusionary units.
- (3) If there is competition for the allocation, projects which construct inclusionary units on-site will receive highest priority. Projects will also be ranked by density. Those projects which are developed at higher densities within the permitted General Plan range will receive priority.
- (4) Allocation certificates will be good for one year to allow preparation of final building plans, plan check, etc.

Approach to VERY LOW, LOW AND MODERATE INCOME PROJECTS — EXEMPT from pacing system. *Note:* Very Low, Low and Moderate income units in an otherwise “Above Moderate” project are also exempt.

- (1) To qualify as exempt, Very Low, Low and Moderate Income projects (or units) shall incorporate long term affordability requirements.

Approach to SPECIAL NEEDS PROJECTS — EXEMPT from pacing system.

Approach to LIMITED OTHER PROJECTS (Remodels, House Moves, Granny Units, Owner/Builder and “Super Moderate” — EXEMPT from pacing system. However, owner/builder and “Super Moderate” units will be subtracted from the Above Moderate total in the following year.

1.7 Growth Management Pacing Strategy — CRITERIA USED IN DEVELOPING THE PACING SYSTEM

- (1) Affordability and efficient land use (density) are the primary criteria.
- (2) The latest annual HUD income figures from the Napa Housing Authority are used for determining Very Low, Low and Moderate Income housing affordability prices. Figures cited herein are based on 2000 incomes.
- (3) The strategy fits within the current General Plan and “even rate of growth” policy by allowing for economic cycles (using averages) which occur over time.

1.8 Next Steps

After spending three months educating ourselves about Napa's housing and growth management issues, we have come to recognize and appreciate that growth management is a highly complex topic. We believe we have provided a workable pacing strategy but realize many details need work.

Our Committee's charge is to begin work in January to develop a revised Housing Element; this assignment will require substantial time, effort and community involvement. We suggest the City Council may want to form a technical sub-committee to work out operational details of the pacing strategy. We have not identified a critical need to implement a strategy immediately, given this year's slower growth pace and indications of a slowing economy. As we complete the Housing Element phase of our work effort, the Council may wish for us to either comment on any final growth management strategy or to consider refinements to this draft.

Specifically, we suggest:

- Accept this Report.
- Indicate whether this draft pacing strategy is appropriately focused.
- Identify what further steps should be taken before a pacing ordinance is drafted.

Brian J. Kelly

Co-Chairs, Napa Housing Element Steering Committee

Terry Longoria

Committee Members:

Brian Kelley, Co-Chair
Brooke Bledsoe
Dean Kackley
Linda Powers
John Speck

Terry Longoria, Co-Chair
Dave Briggs
Skip Keyser
Jeff Schechtman
Craig Templeton

Danda Winford
Bill Chadwick
Grania Lindberg
Chuck Shinnamon
Rob Weiss

ATTACHMENT A --TECHNICAL BACKGROUND

FAIR SHARE NEED

For Housing Elements, the City must consider and address regional fair share housing need numbers which identify a need of 3,369 units from 1999-mid 2006 and break this total out by income category. In November, 2000, the remaining need is approximately 140 units/year for *Above Moderate Income* units and approximately 340 units/year for *Very Low, Low* and *Moderate Income* units. Any pacing limits should not hinder the City's ability to provide for needed units to enable the City to obtain a certified Housing Element.

ABAG NEED NUMBERS		
	Nov. 2000-2006*	1999-2006
Very Low	120units/year	94/year
Low	70/year	67 units/year
Moderate	150/year	114 units/year
Above Moderate	140/year	174 units/year
Total	2,658	3,369

*approximate

BUILDING ACTIVITY

The City's "even rate of growth policy *averages* out to 304 units/year over 20 years. There have been several years when Napa has constructed fewer than this total, while during other years higher numbers have been constructed. As of November, 2000, the City is 500+ units below this General Plan average.

CITY OF NAPA BUILDING PERMIT ACTIVITY

YEAR	S.F. DETACH	S.F. ATTACH	DUPLEX UNITS	3PLEX 4PLEX UNITS	5+ APT. LIVING UNITS	TOTAL NEW UNITS	CUM. NEW UNITS	1990 Census 24,922 units
90	318	0	10	8	64	400	400	
91	157	77	2	4	213	453	853	
92	115	0	14	4	0	133	986	
93	132	0	16	3	57	208	1194	
94	202	5	2	0	10	219	1413	
95	182	11	0	0	0	193	1606	
96	113	0	2	0	0	115	1721	
97	96	9	0	0	0	105	1826	
98	221	22	10	0	25	278	2104	
99	326	16	4	4	115	465	2569	10 yr 10.3%
Nov-00	193	0	0	4	0	197	2766	Increase
Av. 1/90- 1/00	186.2	14.00	6.00	2.30	48.40	256.90		

APPROVED RESIDENTIAL PROJECTS

The Committee has recommended that there be a "phase in" period for projects which are under construction and/or which are approved. Estimated totals for residential projects of 4 units or more under construction or approved as of November 15, 2000 follow:

Projects Under Construction

but building permits

not yet issued: 76 single family detached

Projects Approved

204 single family detached

117 affordable senior units (105 low income; 12 very low)
The Reserve of Napa

AFFORDABLE HOUSING PRICES

In defining "Affordable Housing", the assumption is that these are units affordable to very low, low, and moderate income households at approximately 30% of income. Based on these parameters and household size, the City's Housing Authority defines the following sales and rent prices as being affordable to Very Low, Low, Moderate and Above Moderate households.

VERY LOW, LOW, MODERATE AND ABOVE MODERATE PRICES SALES AND RENTS – 2000

Rent Limits including all utilities*

Number of Bedrooms**	Very Low (50%)	Low (80%)	Moderate (120%)	Above Moderate (>120%)
Studio	\$466	\$746	\$1119	>\$1119
1 BR	\$533	\$853	\$1278	>\$1278
2 BR	\$600	\$960	\$1440	>\$1440
3 BR	\$666	\$1066	\$1599	>\$1599
4 BR	\$720	\$1151	\$1728	>\$1728

*If appliances are provided by tenant and/or utilities are paid by tenant, the maximum allowable rent is to be reduced in accordance with "allowances for Tenant-Furnished utilities and appliances" per Napa Valley Housing Authority.

**Presumed occupancy levels: 1 person- Studio; 2 persons-1 bedroom; 3 persons – 2 bedroom; 4 persons 3 bedroom

Sales Price Limits (based on total monthly payment at 33% of gross income)*

	Very Low (50%)	Low (80%)	Moderate (120%)	Above Moderate (>120%)
1 BR	\$62,963	\$105,750	\$158,552	>\$158,552
2 BR	\$74,410	\$119,057	\$178,586	>\$178,586
3 BR	\$82,568	\$132,222	\$198,333	>\$198,333
4 BR	\$89,293	\$142,812	\$214,360	>\$214,360
5 BR	\$95,876	\$153,258	\$229,958	>\$229,958

*Calculations based upon 26% of gross income towards principal and interest, 1.25% of total purchase price towards taxes, .3% of loan amount towards insurance and .68% of loan amount towards mortgage insurance. Total monthly payment not to exceed 33% of gross income. Assumed interest rate of 8.0%, 5% of sale price as down payment and 5% of sale price for closing costs. Minimum 10% of sale price required by purchaser. (Napa Valley Housing Authority)

OVERVIEW – GROWTH MANAGEMENT PACING STRATEGY

		Corresponding Prices		ABAG Need Numbers (Nov 2000-2006)
		3 Bedroom House	2 Bedroom Apt. (rent + util.)	
GROWTH MANAGEMENT STRATEGY 	Above Moderate Income 140/year (Single Family and Duets)* +200 in 2 years (Medium+ Density)*	>\$198,333	>\$1,440/mo	140
	Moderate Income	\$198,333	\$1,440	150
	Low Income	\$132,222	\$960	70
	Very Low Income	\$82,568	\$600	120
	Limited Other Projects			
EXEMPT				

City of Napa Building Permits

1/90 through 1/00

Annual Average	Total	257/year
Single Family Detached		186/year
Single Family Attached		14/year

*It is recommended that projects proceed through the normal entitlement process and, if approved, apply for a "certificate" which will authorize application for a building permit. If there is competition for the allocation of certificates, projects which construct "inclusionary" units on-site would receive highest priority. Projects approved at the higher end of their General Plan density range would receive the next priority. "Medium+ density" means 10 or more units/net acre

Appendix H
**Napa's Action Plan
for Housing Summary**

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HOUSING PROGRAMS SUMMARY

Key: CM=City Manager; PL=Planning; CA=City Attorney; HA=Housing Authority; RA=Redevelopment Agency; PW=Public Works; CR=Comm. R

<i>Program Number and Name (see Housing Element text)</i>	<i>Responsible Departments</i>	<i>2001</i>	<i>2002</i>	<i>2003</i>	<i>2004</i>	<i>2005</i>	<i>2006</i>	<i>Other</i>
Goal 1: A Vital and Diverse Community								
H-1.A Multi Family Densities.	PL				X			
H-1.B Land Use Designations	PL				X	X		
H-1.C Senior Projects	PL							As proj. subm.
H-1.D Density Bonus Revisions	PL, CA		X					
H-1.E Density Bonus for Multi Family	PL, CA		X					
H-1.F Market Analysis	CM, RA				X			
H-1.G Job Impact Analyses	PL							As proj. subm.
H-1.H Working at Home	PL, CA		X					
H-1.I Employee Housing	PL							As proj. subm.
H-1.J Housing Sites Study	HA, PL, RA				X			
Goal 2: Housing Types and Choices								
H-2.A Zoning Incentives for Mixed Use	Planning, C. Att		X					Units by 2006
H-2.B Reduce Disincentives.	PW, Bldg, Fire, PI			X				As proj. subm.
H-2.C Rezone Multi Family Sites	PL	X						
H-2.D Multi Family Sites Study	HA, RA, PRIVATE				X	X		
H-2.E "Clean up" Redesignations	PL			X				
H-2.F New Rental Units	HA, RA, PRIVATE						X	
H-2.G New Ownership Units	HA, RA						X	
H-2.H Self-Help Ownership Rehabilitation	HA						X	
H-2.I First Time Homebuyer Programs	HA							
H-2.J Identify Potential Acquisition Sites	HA, RA, PL						X	
H-2.K Inclusionary Ordinance Amendment	HA, CA				X			

<i>Program Number and Name (see Housing Element text)</i>	<i>Responsible Departments</i>	<i>2001</i>	<i>2002</i>	<i>2003</i>	<i>2004</i>	<i>2005</i>	<i>2006</i>
H-2.L Affordable Housing Overlay Zones	PL, CA		X				
H-2.M Long Term Affordability Agreements and Mor	HA						W. proj + ongoing
H-2.N Alternative Energy Sources	PL, Bldg						Ongoing
Goal 3: Great Neighborhoods							
H-3.A Design Process	PC, PL						Ongoing
H-3.B Design Guidelines	PL		X				
H-3.C Use of Planned Development Zoning	PL						Ongoing
H-3.D Street and Subdivision Design	PW, PL, Fire		X				
H-3.E Housing Mix	PL						Every 3 years
H-3.F New Second Units	PL						2002 on
H-3.G Second Unit Standards	PL		X				
H-3.H Amnesty Program	Bldg, PL, HA, CE						X
H-3.I Duplex and triplex standards	PL		X				
H-3.J Duplex and Triplexes in Other Areas	PL					X	
H-3.K Rehabilitation Programs	HA						Ongoing
H-3.L Christmas in April Repairs	HA						Ongoing
H-3.M Code Enforcement	Code Enf (CE)						Ongoing
H-3-N "Clean Up"	Interdepartmtl						As need + funds
H-3-O Historic Area Process	PL, CHC						Ongoing
H-3.P Energy Conservation Programs	HA						Ongoing
H-3.Q Transportation Element Amendments	PW	X					
H-3.R Capital Improvement Programs	CM, PW, PL, CR						Annual review
H-3.S Parks and Recreation Element Update	CR					X	
H-3.T Retain Federally Subsidized Affordable Units	HA						X
H-3.U Rental Acquisition and Maintenance	HA						X
H-3.V Condominium Conversion Ordinance	PL		X				

<i>Program Number and Name (see Housing Element text)</i>	<i>Responsible Departments</i>	<i>2001</i>	<i>2002</i>	<i>2003</i>	<i>2004</i>	<i>2005</i>	<i>2006</i>	<i>Other</i>
H-3.W Permits for Rental Conversions	PL		X					
H-3.X Mitigation Fees for Loss of Units	PL, CA			X				
H-3.Y Rental Mediation	CM, NCRIMS	X						
Goal 4: Housing for Our Special Needs								
H-4.A Emergency Shelters	HA, CM, CR			X				
H-4.B Transitional Housing	HA			X				
H-4.C Support Services	HA, NVCNPA	X						Ongoing
H-4.D Rental Assistance for Special Needs	HA, CM, CR							Ongoing
H-4.E Capital Improvements for Non-Profit Facilities	HA, CR							Annually
H-4.F Encourage New SRO's.	PL, CA		X					Units by 2006
H-4.G Rehabilitate Existing Facilities for SRO's	HA						X	
H-4.H Include Transitional Housing	HA						X	
H-4.I Group Residential Amendment	PL		X					
H-4.J Special Residential	HA, CA, PL		X					Units by 2006
H-4.K Coordination with County on Farmworker Hou	HA							Ongoing
Goal 5: A Strong Sense of Community and Responsibility								
H-5.A Zoning Revisions	PL, CA		X					
H-5.B Priority Processing	Interdepartmtl		X					
H-5.D Fee Review	CM, CA, Interde.		X					
H-5.E Equal Housing Programs	NCRIMS							Ongoing
H-5.F Database and Monitoring Improvements	PL		X					
H-5.G Housing Element Review	PL							Annually
H-5.H Legislation	HA							Ongoing
H-5.I Affordable Housing Transfer Agreement	HA							Ongoing
H-5.J City/County Advisory Housing Commission	CM, HA		X					

<i>Program Number and Name (see Housing Element text)</i>	<i>Responsible Departments</i>	<i>2001</i>	<i>2002</i>	<i>2003</i>	<i>2004</i>	<i>2005</i>	<i>2006</i>
H-5.K Housing Committee and Community Coalition	HA, PL						Ongoing
H-5.L Outreach Efforts	HA, PL						Ongoing
H-5.M Housing Strategist Position	CM, HA		X				
H-5.N Local Revenue Sources.	CM, Finance	X	X		X	X	As described
H-5.O Use of Funds	HA, RA						Ongoing
H-5.P Maximize Rental Subsidies	HA, RA						Ongoing
H-5.Q Public/Private Partnerships	HA						Ongoing

Appendix I
**Best Practices--Design
and Density**



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11-11-61

Housing "Best Practices"

Design and Density

Multi Family Emphasis

(Put together from a "Best Practices" slide show by R. Thomas Jones, Director, California Futures Network, March 12, 2001.

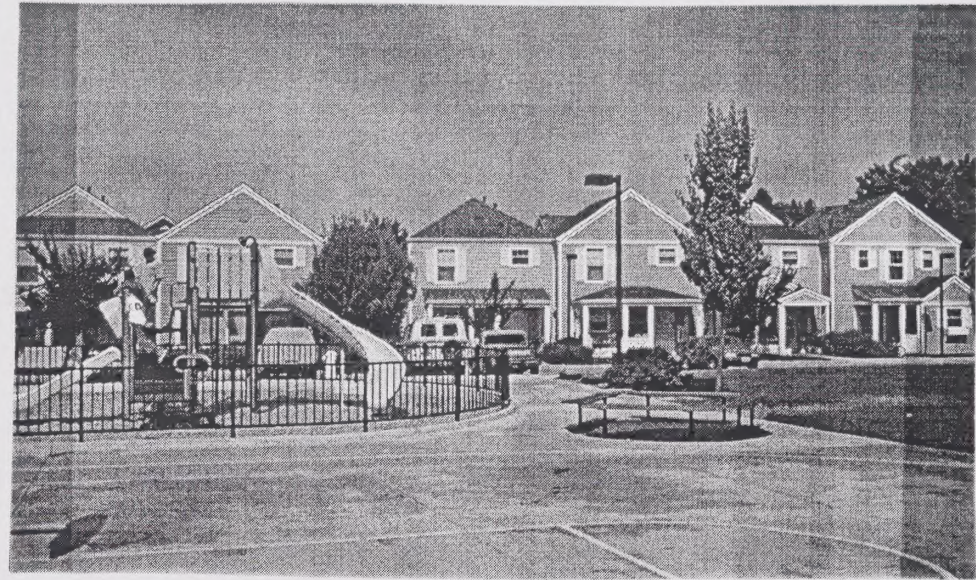
An expanded power point presentation is available at the Napa Planning Department, 1600 First Street, Napa.)

An important part of the Housing Element vision is creating more varied housing types than we've seen in recent years, and promoting more efficient use of our limited remaining lands, which relates to density. At a Housing Experts workshop on March 12, Tom Jones, a noted Bay Area architect, illustrated that design is as important as density in fitting new housing in to our community. There are some good lessons we can learn from past housing types in the Bay Area about how to make compact housing more attractive and more livable than the 1950's-era motel type buildings that most people associate with "higher density housing."

A housing development called "The Farm" in Santa Cruz County illustrates how a multi family project, developed at 13 units per acre, has the appearance of single family homes set along a pedestrian way. There are 6 units per building. Parking is in open lots to the rear of the buildings.



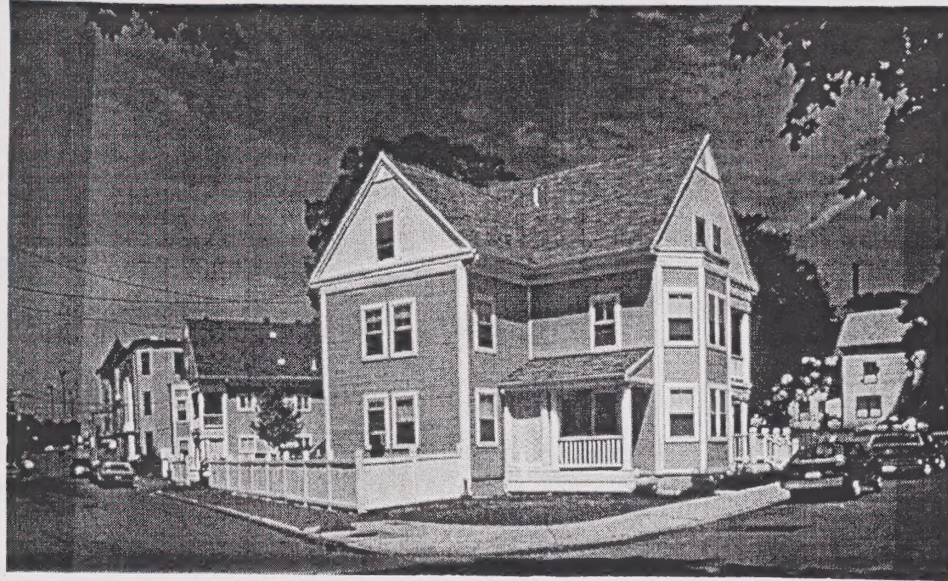
Lavell Court in Sonoma County, developed at 14 units per acre, uses attached townhomes to provide a large play area and community green. Parking is in open lots at the rear of the buildings.



This rental housing in San Jose, located in a neighborhood of detached single family homes, looks like a series of large homes, but each building contains four units at a density of about 20 units per acre. Parking is in open lots at the rear of the buildings.



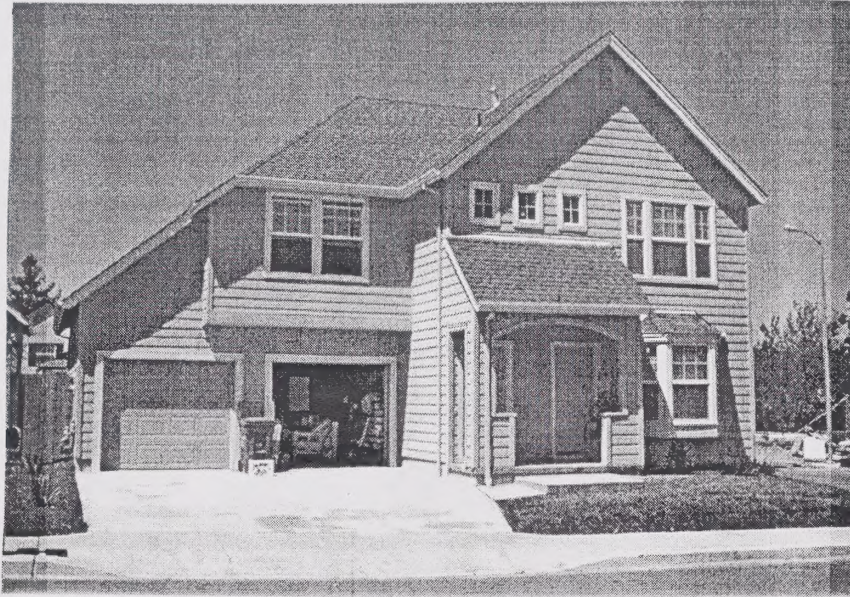
This rental housing, with 3 units in the building, is in an old neighborhood outside Boston. There are several similar buildings scattered throughout the neighborhood, developed at 25 units per acre. Parking is in open lots at the rear of the buildings.



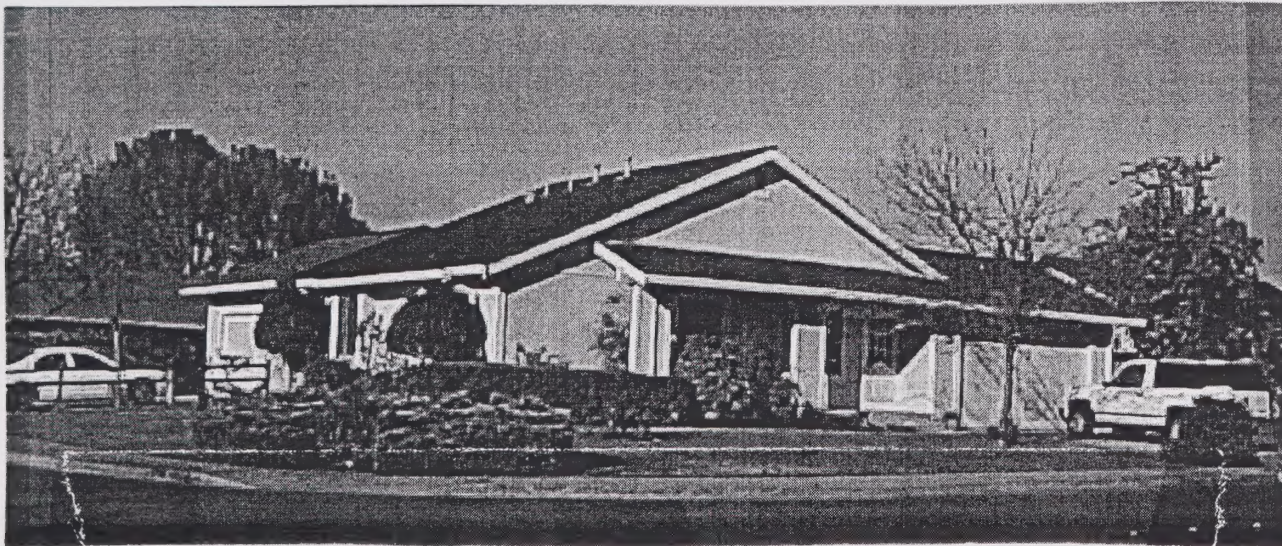
This 6 unit building fits in nicely with the older style homes in the Napa-Abajo Historic District in Napa. Providing senior low and moderate income housing, it is developed at 55 units per acre, with open parking in driveways at either end of the building.



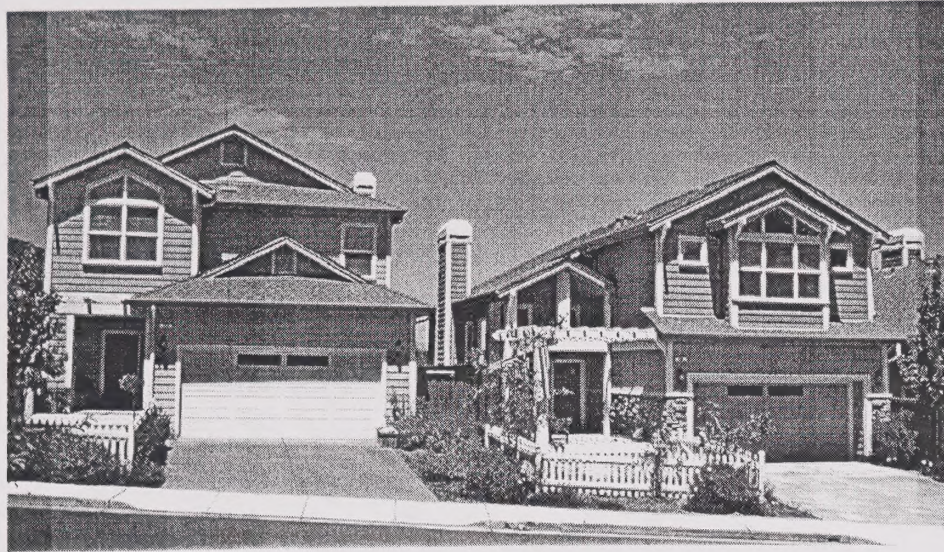
This new infill development in Santa Rosa features "duets" which are two units in one home, on about 5,000 square foot lots, at a density of 17 units per acre. Parking is provided in garages.



In a 15 year old subdivision in Petaluma, duets are located throughout the neighborhood, usually on corner lots, with garage parking facing opposing streets, thus providing the appearance of a single family home.



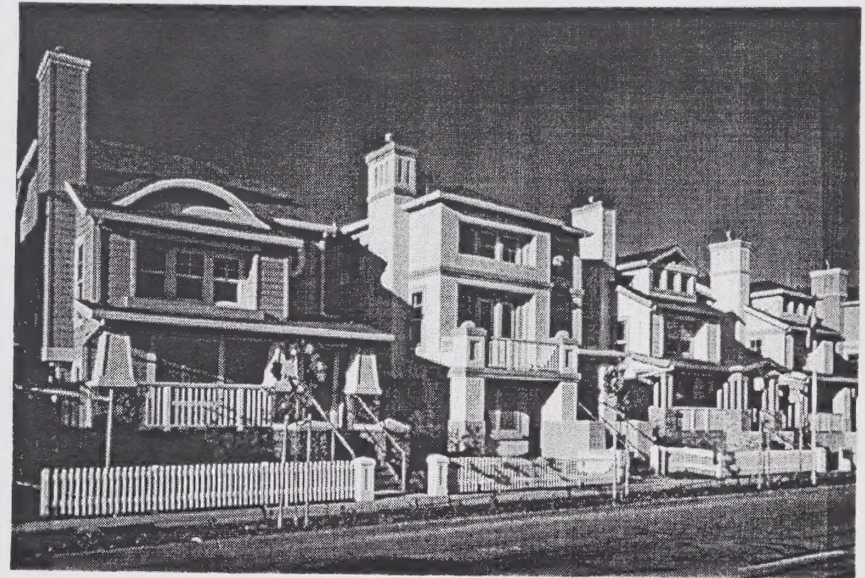
Many market rate homes such as these in Corte Madera are being built on narrower lots than in the past, resulting in garages dominating the home's front façade.



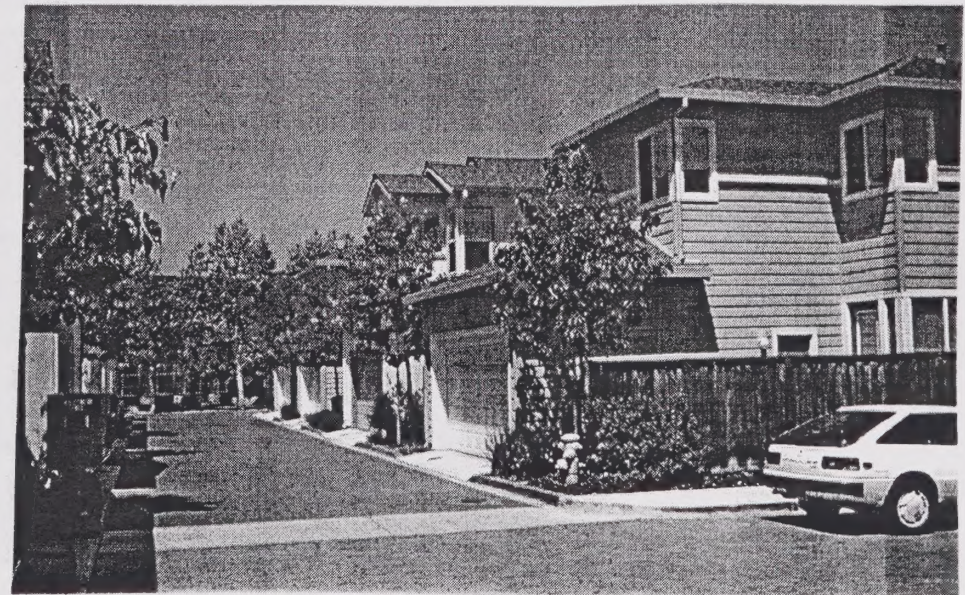
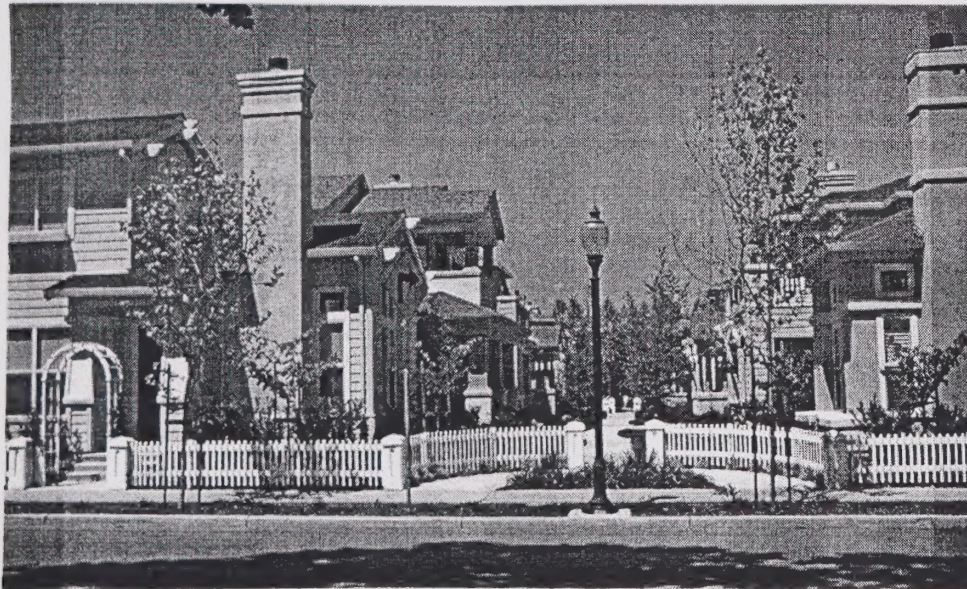
By contrast, McNears Landing in Petaluma provides one long garage and features front porches as the primary street front element.



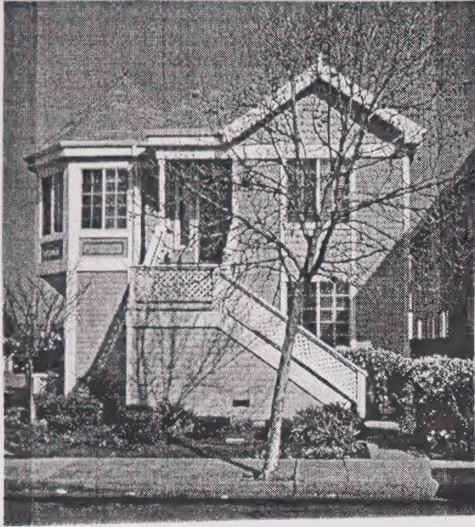
These new homes in Mountain View provide no garages on the house fronts. On one side of the site where taller buildings already existed, the new homes include some 3-story elements, whereas near the single family side they are lower.



Half of the homes are entered from a landscaped pedestrian way, where children can play. Parking is in 2 car garages reached by short lanes behind the homes. The homes are very large, yet the density is 15 units per acre, including the parking lanes.



The inclusion of a second unit in a larger home, like these in Oakland, provides rental income to the owners or housing for extended family members. The main home is up one flight of stairs from the street, a traditional pattern in the Bay Area, and the 1-bedroom rentals have their own entrance at street level. Parking is from a lane at the back.



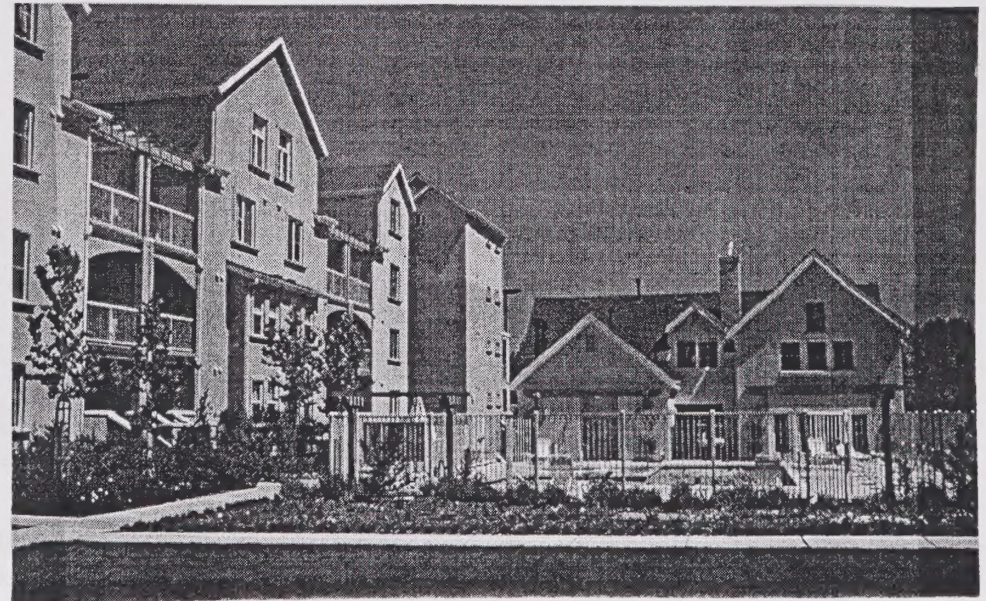
In another example, "second units" have been provided on about 20% of the lots in the "Turtle Creek" subdivision in Petaluma above garages.



On larger sites, developers can include a variety of attractive housing types, achieve compact design and provide important amenities. At a new Caltrain station in Mountain View, a development called "The Crossings" provides a variety of housing types. Townhomes face a curving street and some "parklets".



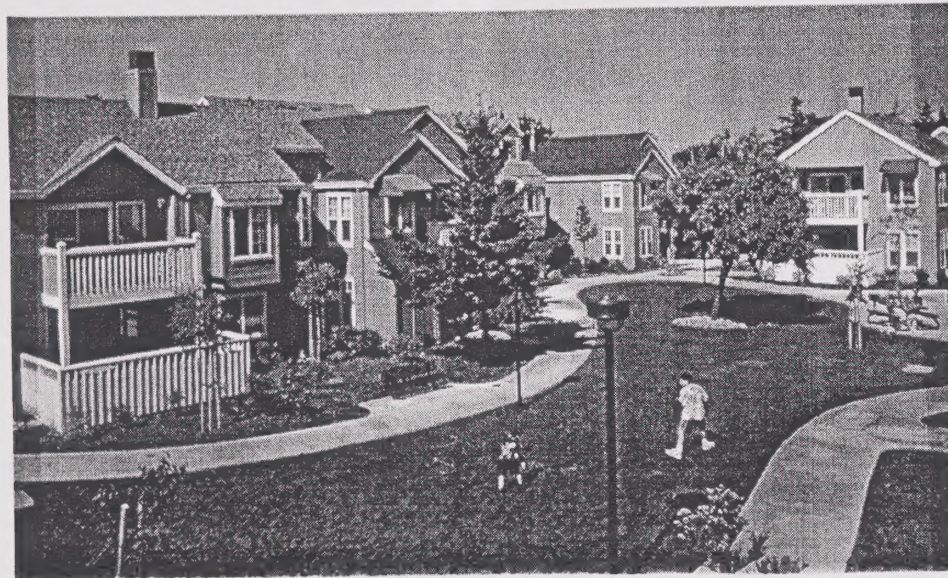
Detached homes on small lots are all within a block of a larger open space area. Half the units have a single car garage while half have 2-car garages. A taller rental building on one corner of the site is next to the train station, across from the commons and pool. Including new roads, parks, pool and commons, the average density of the Crossings is 21 units per acre.



At 25 units per acre, "Open Doors" in Los Gatos was designed to respect the larger single family homes on the street. From the street, few people can tell that each of these buildings contain 4 to 8 apartments.



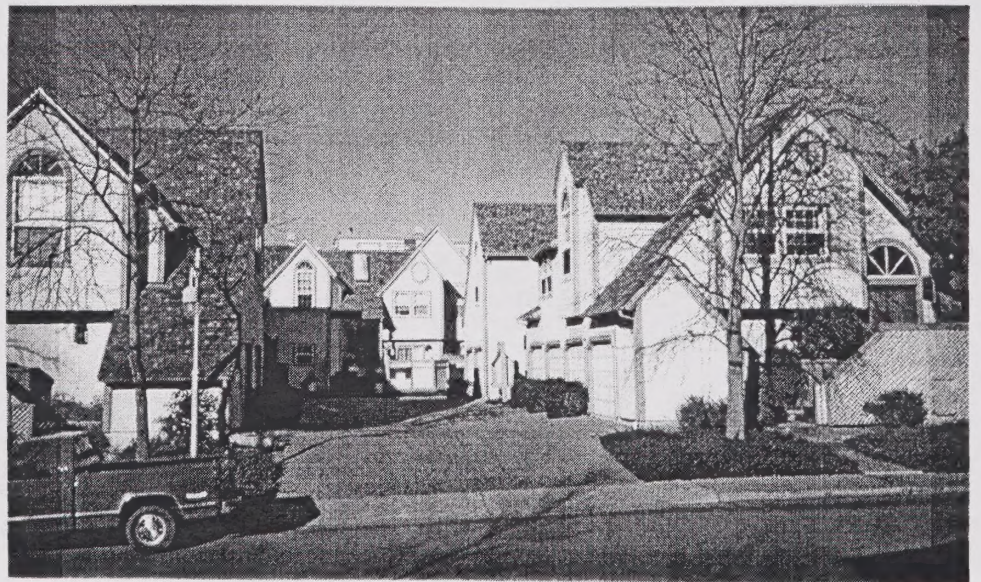
Most new units were pushed to the back of the lot where they weren't visible to neighbors, yet ample open space was still provided.



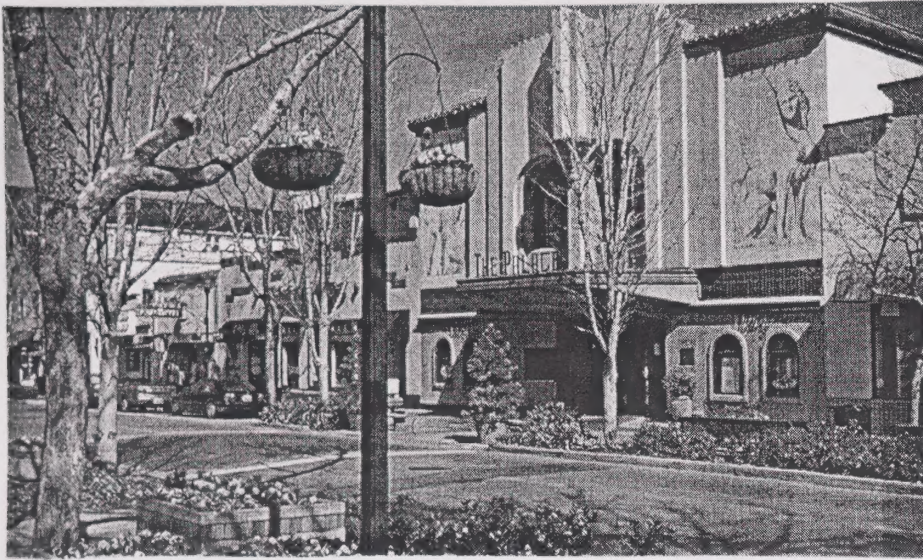
This cooperative home development in Sacramento offers a lot of unit variety in smaller structures, and also provides common open space and a community building for coop members at a density of 25 units per acre.



A townhome development in Benecia uses a variety of roof forms to break up the building's length, and uses a shared auto-pedestrian court for access to the units. It averages 25 to 30 units per acre.



Downtown Sunnyvale, like many Bay Area retail centers, depends a lot on residents living nearby to support retail vitality. The new Carroll Street Inn residential hotel a block from Sunnyvale's main street accommodates over 100 residents at a density of 150 units per acre, yet fits into the scale of that area. This development provides workforce housing.



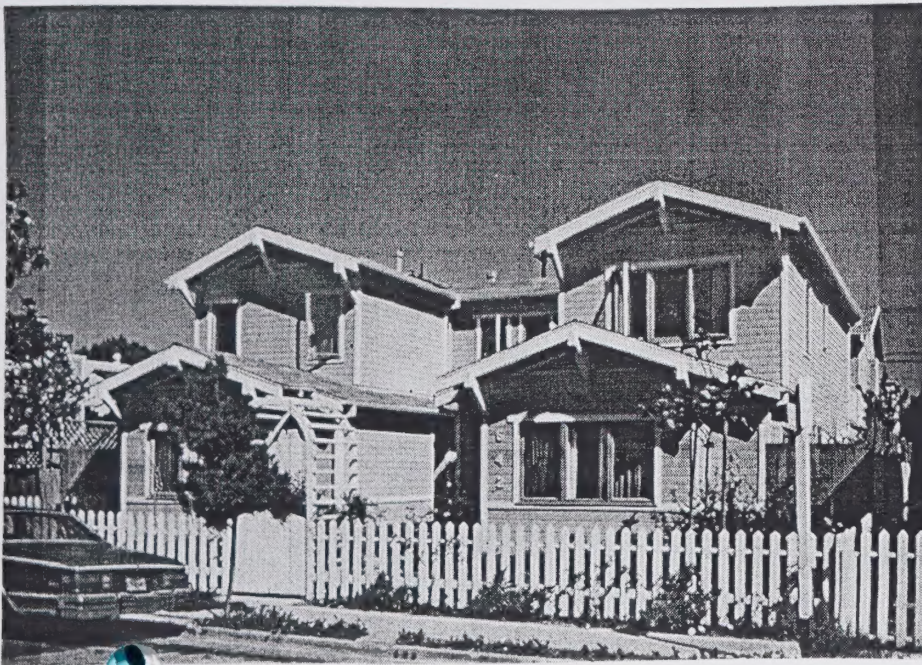
New townhomes in Foster City sit on raised landscaped berms and look to be two stories high with pitched roofs along a quiet residential street. Parking is reached from a parking access lane behind, showing that the houses are actually 3 stories high from the rear, where no one outside the development sees them. This development exceeds 30 units per acre.



The use of pitched roofs to contain top floors, helped this 4-story building fit into the character of its 3-story neighbors. Community participants helped share the design guidelines for the building, located at a major transit stop across from Golden Gate Park in S.F. The building contains 2-room suites and apartments for small families and its density is over 50 units per acre.



There are many styles for achieving attractive, compact density, as shown by this cooperative in Santa Monica. Using a bungalow style, and building parking under the landscaped rear yard allowed this complex of smaller units to be built at 40 units per acre.



ALPHABETICAL TOPIC INDEX

- ABAG Need Numbers:** pp. 73-74
- Adequate Sites:** Policy H-1.2 p. 16; discussion pp. 74-85; Appendix C
- Affordable Housing:** See Housing Affordability and Income Limits definitions p. 3. It is typically defined as housing that is affordable to Very Low, Low and Moderate Income Households. *Numerous policies/programs help provide for affordable housing*
- Affordable Housing Overlay Zones:** Policy H-2.13 p. 21
- "Air Rights" Development:** Policy H-1.9 p. 18
- Amnesty Program:** See Second Units
- Building/Fire Code Enforcement:** Programs H-3.M and 3.N pp. 42-43; discussion pp. 112-113
- Condominiums:** Policy H-3.12 p. 26; Program H-3.V p. 45
- Definitions/terms:** p. 3
- Density bonus:** **For Multi Family:** Policy H-1.6 p. 17; discussion p. 85
For Mixed Use: Policy 2.2 p. 19; Program 2.A p. 34.
- Density Flexibility for Multi Family:** Policy H-1.7 pp. 17-18; discussion p. 85
- Design:** Policies H-3.1 and 3.2 pp. 22-24; Programs H-3.A, 3.B, 3.C, 3.D pp. 39-40; discussion p. 86 and Appendix H.
- Duplexes and Triplexes:** Policy H-3.5 p. 25; Programs H-3.I, 3.J pp. 41-42
- Employee Housing:** Policy H-1.8a, p. 18; Program H-1.I p. 34
- Energy Conservation:** Policy H-2.15 p. 22, H-3.8 p. 26; Program H-2.N p. 39; H-3.P, p. 43; discussion pp. 99-100
- Equal Housing Opportunities:** Policy H-5.4 p. 29; Program H-5.E p. 52; discussion p. 101
- "Fair Share" Mix:** Policy H-3.3 p. 22; Program H-3.E p. 40; discussion p. 86
- Farmworker Housing:** See "Special Needs".
- "Feathering" Policy:** Appendix B # 1-2 pp. 1, 3-4
- Fees:** Policy H-5.3 p. 29; Program H-5.D p. 52; discussion pp. 113-115
- First Time Homebuyers:** Policy H-2.10 p. 21; Programs H-2.1 p. 37 and H-5.N, 5.O, 5.Q pp. 54-56
- Funding:** Policies H-5.9 and 5.10 p. 30; Programs H-5.N, 5.O, 5.P, pp. 56-58; discussion pp. 91-99
- Growth Managemt/Pacing:** Policy H-1.11 p. 18; discussion pp. 109-111 and 102-104; Appendix G
- Gross/Net densities:** Appendix B # 3, pp. 1, 3
- Homeless:** See "Special Needs"

Housing Needs:	Policy H-1.2, p. 16; discussion pp. 1-2, 5, 62-71; ABAG housing need numbers pp. 73-74
Inclusionary Ordinance:	Policy H-2.12 p. 21; Program H-2.K p. 38 and H-5.N p. 55; discussion pp. 93, 94, 97.
Infrastructure (water, sewer, streets):	Policy H-3.9 p. 26; Programs H-3.Q and 3.R pp. 43-44; discussion pp. 102-104.
Jobs and Housing Balance:	Policy H-1.8, p. 18; <i>numerous programs as listed</i> ; discussion p. 85 and more generally pp. 1-2, 5, 60-62.
Key Findings:	pp. 5-6
Key Sites:	Policies H-2.3 p. 19, H-2.4 p. 19; H-2.13 p. 21
Land Banking:	Policy H-2.11 p. 21; Program H-2.J p. 38
Maintenance of Housing:	Polices H-3.6, 3.7 p. 25; Programs H-3.K, 3.L, 3.M, 3.N, 3.O, 3.R, 3.U pp. 42-45
Mixed Use:	Definition p. 3; Policies H-1.9, 1.10, 1.11 pp. 18; Policies H-2.5 and 2.6 p. 20, 2.13 p. 21; Policy H-3.2 pp. 22-24; related programs as listed; discussion pp. 86-87 (variety of housing); Appendix B, # 5-7 and discussion pp. 1, 2, 4.
Monitoring:	Policy H-5.5 p. 29; Programs H-5.F and 5.G p. 53
Multi Family:	Definition p. 3; <i>Numerous policies and programs address multi family housing</i>
Pacing:	See Growth Management
Partnerships:	Policy H-5.7 p. 30; Programs H-5.I, 5.J, 5.K and 5.Q pp. 54, 58
Priority Processing for affordable housing:	See "Project Processing"
Process for developing Housing Element:	Discussion pp. 6-10
Project Processing:	Policy 5.2 p. 29; Program H-5.B p. 51; discussion pp. 115-118
Rental Conservation and Assistance:	Policies H-3.10, 3.11, 3.12, 3.13, 3.14, pp. 26-27; Programs H-3.T, 3.U, 3.W, 3.Y pp. 44-46
Second Units:	Policy H-3.4 p. 25; Programs H-3.F, 3.G, 5.Ak, pp. 40-41, 51; discussion pp. 87-88; 105-106; Appendix B # 9, p. 2, 5 "Amnesty Program" for existing second units: Program H-3.H, p. 41; discussion pp. 87-88
Senior Housing:	Definition p. 3; Policy H-1.1, p. 16; Program H-1.C p. 32; Program H-4.J p. 49; also see "Special Needs discussion
Single Room Occupancy (SRO) units:	Policy H-4.4 p. 28; Programs H-4.F, 4.G and 5.Ai pp. 48, 51
"Special Needs" groups:	Policies pp. 27-29; Programs pp. 46-50; discussion pp. 68-71 and 88-91; 119-120
Specific Plans:	Policy H-2.4, pp. 19-20
State Law Requirements for Housing Elements:	Discussion pp. 4, 13-14

**Surplus City and
Institutional Lands:**

Policies H-1.10 and 1.11 p. 18

Transitional Housing:

Definition p. 91; 119-120; see also "Special Needs"

Vision and Goals:

Discussion pp. 11-13

**Zoning Constraints/
proposed revisions:**

Policy H-5.1 p. 29; Programs H-2.C p. 35; H-5.A pp. 50-51;
discussion pp. 104-109; Appendix A

1. Introduction

The purpose of this study is to investigate the effects of

the proposed system on the performance of the

system. The results of the study are presented in the following

sections. The first section describes the

system and the proposed system.

The second section describes the methodology used in the

study. The third section presents the results of the

study. The fourth section discusses the

conclusions of the study. The fifth section presents the

acknowledgments. The sixth section presents the

references.

2. System

The system is a distributed system consisting of

several nodes connected by a network.

3. Methodology

The methodology used in the study is a

controlled experiment.

4. Results

The results of the study are presented in the

following sections.

5. Conclusions

The conclusions of the study are presented in the

following sections.

6. Acknowledgments

The authors would like to thank the

following people for their help.

7. References

The references are listed in the following

sections.

8. Appendix

The appendix contains the following

sections.

9. Bibliography

The bibliography is listed in the following

sections.

10. Index

The index is listed in the following

sections.

11. Glossary

The glossary is listed in the following

sections.

12. List of Figures

The list of figures is listed in the following

sections.

13. List of Tables

The list of tables is listed in the following

sections.

14. Appendix A

The appendix A contains the following

sections.

15. Appendix B

The appendix B contains the following

sections.

16. Appendix C

The appendix C contains the following

sections.

17. Appendix D

The appendix D contains the following

sections.

18. Appendix E

The appendix E contains the following

sections.

19. Appendix F

The appendix F contains the following

sections.

20. Appendix G

The appendix G contains the following

sections.

21. Appendix H

The appendix H contains the following

sections.

22. Appendix I

The appendix I contains the following

sections.

23. Appendix J

The appendix J contains the following

sections.

24. Appendix K

The appendix K contains the following

sections.

25. Appendix L

The appendix L contains the following

sections.

26. Appendix M

The appendix M contains the following

sections.

27. Appendix N

The appendix N contains the following

sections.

28. Appendix O

The appendix O contains the following

sections.

29. Appendix P

The appendix P contains the following

sections.

30. Appendix Q

The appendix Q contains the following

sections.

31. Appendix R

The appendix R contains the following

sections.

32. Appendix S

The appendix S contains the following

sections.

33. Appendix T

The appendix T contains the following

sections.

34. Appendix U

The appendix U contains the following

sections.

35. Appendix V

The appendix V contains the following

sections.

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